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DATE: 30 July 2013

To: Members of the
PLANS SUB-COMMITTEE NO. 1

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Canvin, Peter Fookes,
Samaris Huntington-Thresher, Mrs Anne Manning and Harry Stranger

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 8 AUGUST 2013 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956 or e-mail planning@bromley.gov.uk

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

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

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 JUNE 2013**
(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	Cray Valley West	11 - 16	(13/01744/FULL1) - Riverside School, Main Road, St Pauls Cray.
4.2	Clock House	17 - 20	(13/01800/FULL1) - Churchfields Primary School, Churchfields Road, Beckenham.
4.3	Penge and Cator	21 - 24	(13/01897/FULL1) - Malcolm Primary School, Malcolm Road, Penge.
4.4	Copers Cope	25 - 30	(13/01898/FULL1) - Worsley Bridge Junior School, Brackley Road, Beckenham.
4.5	Chislehurst	31 - 34	(13/02039/FULL1) - Red Hill Primary School, Red Hill, Chislehurst.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.6	Shortlands Conservation Area	35 - 42	(13/00531/FULL6) - 20 Malmains Way, Beckenham.
4.7	Darwin	43 - 46	(13/01521/FULL6) - 39 Cudham Lane North, Orpington.
4.8	Cray Valley East	47 - 56	(13/01609/FULL1) - 222 Cray Avenue, Orpington.

4.9	Kelsey and Eden Park	57 - 62	(13/01684/RECON) - Land rear of 426-428 Upper Elmers End Road, Beckenham.
4.10	Crystal Palace	63 - 70	(13/01742/FULL1) - Paxton Arms, 52 Anerley Hill, London, SE19 2AE
4.11	Orpington	71 - 78	(13/01774/FULL1) - Land at Birchington Close, Orpington.
4.12	Copers Cope	79 - 86	(13/02016/FULL6) - 2 The Drive, Beckenham.

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

Report No.	Ward	Page No.	Application Number and Address
4.13	Chelsfield and Pratts Bottom	87 - 92	(13/01573/FULL1) - Bramleigh, Chelsfield Hill, Orpington.
4.14	Shortlands Conservation Area	93 - 98	(13/01598/FULL1) - 49 Shortlands Road, Bromley.
4.15	West Wickham	99 - 104	(13/01662/FULL6) - 40 Stambourne Way, West Wickham.
4.16	Hayes and Coney Hall	105 - 110	(13/01716/FULL6) - 48 Kingsway, West Wickham.
4.17	Darwin	111 - 116	(13/01829/FULL1) - Foal Farm, Jail Lane, Biggin Hill.
4.18	Copers Cope	117 - 120	(13/02082/RESPA) - 242 High Street, Beckenham.

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

Report No.	Ward	Page No.	Application Number and Address
4.19	Copers Cope	121 - 130	(13/01526/FULL1) - 32 Church Avenue, Beckenham.
4.20	Chislehurst	131 - 134	(13/01691/FULL6) - High Ridge, Walden Road, Chislehurst.

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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

NO REPORT

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 13 June 2013

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Katy Boughey, John Canvin, Simon Fawthrop,
Peter Fookes, Mrs Anne Manning, Tony Owen and Harry Stranger

Also Present:

Councillors Charles Joel and Russell Mellor

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Douglas Auld and Samaris Huntington-Thresher. Councillors Simon Fawthrop and Tony Owen attended as their substitutes.

2 DECLARATIONS OF INTEREST

Councillors Charles Joel, Harry Stranger and Tony Owen declared an interest in Supplementary Agenda Item 8.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 APRIL 2013

RESOLVED that the Minutes of the meeting held on 18 April 2013 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

4.1 PENGE AND CATOR

(12/02798/FULL1) - Land rear of 190-200 Kings Hall Road, Beckenham.

Description of application – Extension to existing car park to provide an additional 67 car parking spaces; associated landscaping.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.2
MOTTINGHAM AND
CHISLEHURST NORTH**

**(13/01289/FULL1) - Dorset Road Infant School,
Dorset Road, Mottingham.**

Description of application – Single storey side extension.

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

SECTION 2

(Applications meriting special consideration)

**4.3
FARNBOROUGH AND
CROFTON**

(13/00374/FULL6) - 2 Ferndale Way, Orpington.

Description of application – First floor side extension.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**4.4
SHORTLANDS
CONSERVATION AREA**

(13/00531/FULL6) - 20 Malmains Way, Beckenham.

Description of application - First floor side/rear extension with juliet balcony.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, for the Case Officer to visit the neighbouring property, 18 Malmains Way, Beckenham.

**4.5
ORPINGTON**

(13/00641/FULL6) - 99 Repton Road, Orpington.

Description of application – Single storey rear extension, roof alterations including side dormer and front porch.

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

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-
“7. 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 Classes A, B, C or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the application site without the prior approval in writing of the Local Planning Authority.

REASON: To prevent the overdevelopment of the site and to comply with Policy BE1 of the Unitary Development Plan.”

**4.6
PLAISTOW AND
SUNDRIDGE**

(13/00655/FULL1) - 27 Edward Road, Bromley.

Description of application – Detached two storey seven bedroom house with accommodation in the roofspace, integral garage and associated vehicular access and parking fronting Edward Road (on land adjacent to No.27 Edward Road).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.7
BROMLEY TOWN
CONSERVATION AREA**

(13/00676/ADV) - The Glades Shopping Centre, High Street, Bromley.

Description of application - 5 Internally illuminated shopping centre entrance fascia signs (High street, Elmfield Road, Queens Gardens and Market Square) 1 non illuminated fascia sign above gates at Elmfield Road and 1 internally illuminated sign to car park entrance (Kentish Way).

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

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to seek a more satisfactory design and materials, and a revised colour scheme.

**4.8
SHORTLANDS
CONSERVATION AREA**

(13/00713/FULL6) - 23 Wickham Way, Beckenham.

Description of application - Conversion and extension of detached garage to rear into habitable room with roof alterations and elevational alterations and new side access gate.

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

“8. The single storey detached building hereby

permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.

REASON: In order to comply with Policies BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.

9. 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 E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the application site without the prior approval in writing of the Local Planning Authority.

REASON: To prevent the overdevelopment of the site and to comply with Policy BE1 of the Unitary Development Plan.”

4.9 WEST WICKHAM

(13/00766/FULL1) - Old Beccehamian Rugby Football Club, Sparrows Den Sports Ground, Corkscrew Hill, West Wickham.

Description of application – Four 15m high floodlighting columns to "pitch 2".

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

Comments from Environmental Health and English Heritage in support of the application were reported.

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

PERMISSION BE GRANTED as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition and an informative to read:-

“5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON: To comply with Policy BE16 of the Unitary Development Plan.

INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design

should be in accordance with appropriate English Heritage guidelines.”

**4.10
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(13/00836/RECON) - Ravenswood School, Oakley Road, Bromley.

Description of application – Removal of Condition 5 of permission ref. 10/00987 (granted for alteration of site levels, retaining walls and all weather sports pitch with 3m high fencing) which restricts use of the pitch for sporting activities in association with the use of the school only and for no other purposes without prior approval in writing from the Local Planning Authority.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Comments from Ward Member, Councillor Ruth Bennett, were reported.

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

“4. The all-weather pitch shall be used for training only and no other purpose including matches or fixtures, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the amenities of neighbouring dwellings and to comply with Policy BE1 of the Unitary Development Plan.

5. The School gates in Barnet Wood Road and The Drift shall be kept locked shut whilst the all-weather pitch is in use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the amenities of neighbouring dwellings and to comply with Policy BE1 of the Unitary Development Plan.

6. The surface water drainage system shall be permanently retained in accordance with the details approved pursuant to Condition 2 of permission reference 10/00987/FULL1, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

7. The boundary enclosures shall be permanently retained in accordance with the details approved pursuant to Condition 3 of permission reference 10/00987/FULL1, unless otherwise agreed in writing

by the Local Planning Authority.

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

**4.11
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(13/00839/FULL1) - Ravenswood School, Oakley Road, Bromley.

Description of application – Eight 16m high floodlighting columns to existing all weather pitch.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received.

Comments from Ward Member, Councillor Ruth Bennett, were reported

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

PERMISSION BE GRANTED as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“4. Details of the floodlights and their supporting columns (including their appearance and technical details of the power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority, and the floodlights shall be installed in accordance with the approved details and permanently retained as such thereafter.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

5. Before the development hereby permitted commences, details of planting (to comprise hedges and trees) to screen the all-weather pitch shall be submitted to the Local Planning Authority for approval.

The approved scheme shall be implemented in accordance in the first planting season following the installation of the floodlights. Any trees or plants which within a period of five years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

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

**4.12
FARNBOROUGH AND
CROFTON**

(13/00857/FULL1) - 7 Willow Walk, Orpington.

Description of application – Demolition of existing dwelling and workshop and erection of three 3 bedroom two storey detached dwellings.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in support of the application were reported. Comments from the Highways Division were also reported.

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

**4.13
ORPINGTON
CONSERVATION AREA**

(13/00943/FULL1) - 73 High Street, Orpington.

Description of application – Demolition of the existing car tyre sale shop buildings to rear of 73 High Street, Change of use of land to residential (Class C3) and erection of 5 two storey terraced houses with accommodation in roof space and associated car parking.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.14
COPERS COPE
CONSERVATION AREA**

(12/03084/TPO) - 10 Crab Hill, Beckenham.

Description of application – Fell one oak tree (T.1) in front garden SUBJECT TO TPO 2459.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to explore the merits of a root barrier, to seek further structural information in respect of both trees, and for a more detailed report to be provided.

**4.15
CHISLEHURST**

(13/00816/MATAMD) - Plot 2 Lyridon, The Drive, Chislehurst.

Description of application – Application for minor material amendment to approved dwelling at Plot 2 to enable provision of 4 rooflights to rear elevation.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with a further condition to read:-
“5. The rooflights serving the second floor landing shall be permanently fixed shut, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interest of the amenities of neighbouring residential properties and to comply with Policy BE1 of the Unitary Development Plan.”

**4.16
CHISLEHURST**

(13/00832/FULL6) - 11 Walkden Road, Chislehurst.

Description of application – Roof alterations to incorporate rear dormer and roof lights to front, single storey rear extension, garage to rear and formation of vehicular access and hard standing.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-
1. The proposed roof alterations would be out of scale with the host building and adjacent development, unbalancing this pair of semi-detached dwellings contrary to Policies BE1 and H8 of the Unitary Development Plan.

**4.17
ORPINGTON
CONSERVATION AREA**

(13/00944/CAC) - 73 High Street, Orpington.

Description of application - Demolition of the existing car tyre sale buildings to rear of 73 High Street
CONSERVATION AREA CONSENT (AMENDED DESCRIPTION)

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**4.18
PETTS WOOD AND KNOLL**

(13/01014/FULL1) - 2 Queensway, Petts Wood.

Description of application amended to read,
“Demolition of existing dwelling and erection of pair of two/three storey semi-detached 5 bedroom houses with associated parking.”

Oral representations in support of the application were received at the meeting. Comments from Petts Wood and District Residents' Association in objection to the application were reported.

Ward Member, Councillor Simon Fawthrop, emphasised that he and fellow Ward Member, Councillor Tony Owen, had particular local knowledge of the area, including knowledge of traffic issues in the immediate vicinity and that at the previous planning appeal, reference APP/G5180/A/08/2070242, the Inspector had visited the site and acknowledged highway safety concerns and the appeal was dismissed. It was reported that Highways Division had no objection to the application. Councillor Tony Owen was of the view that in general the Chief Planner's reports lacked highways/traffic information where reports were recommended for refusal. Councillor Simon Fawthrop requested that if this proposed development were to be appealed, then an Inspector should be invited to hold an informal hearing to enable local residents to make their representations.

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

1. The proposed development, located as it is on this prominent corner site, would be out of character and scale with the surrounding street scene and would constitute a cramped overdevelopment of the site by reason of the bulk and layout of the proposed houses, reduction in undeveloped garden land and their relationship to adjacent development, thereby detrimental to the spatial standards and character of the surrounding area, and contrary to Policies H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.
2. The proposed vehicular access and associated intensification in use would be detrimental to the safety and free flow of traffic along Queensway and the mini-roundabout junction with Tudor Way, Towncourt Lane and Rycroft Road, thereby contrary to Policy T18 of the Unitary Development Plan.

**4.19
KELSEY AND EDEN PARK**

(13/01435/TELCOM) - Land adjacent to 343 Eden Park Avenue, Beckenham.

Description of application – Replacement of existing mast with a new 15m high street works column and installation of 1 no. new equipment cabinets.
CONSULTATION BY VODAPHONE LIMITED AND

TELEFONICA UK LIMITED REGARDING NEED FOR APPROVAL OF SITING AND APPEARANCE.

Members having considered the report, **RESOLVED** that the **APPROVAL OF SITING AND APPEARANCE NOT BE REQUIRED**, as recommended, for the reasons set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.20
BICKLEY**

(13/00929/FULL1) - 102 Nightingale Lane, Bromley.

Description of application – Erection of part subterranean detached 3 bedroom dwelling with associated access road at land at rear of 102 Nightingale Lane.

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

**SUPPLEMENTARY
AGENDA**

(Application recommended for permission, approval or consent)

**ITEM 8
FARNBOROUGH AND
CROFTON**

(13/00631/PLUD) - Summercroft Surgery, Starts Hill Road, Orpington.

Description of application – Use of building as a GP Surgery (Class D1) with ancillary dispensing pharmacy. CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE.

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

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to await the outcome of planning appeal reference 12/03640/CLOPUD.

The Meeting ended at 9.38 pm

Chairman

Agenda Item 4.1

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

Application No : 13/01744/FULL1

Ward:
Cray Valley West

Address : Riverside School Main Road St Pauls
Cray Orpington BR5 3HS

OS Grid Ref: E: 547193 N: 169402

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

2 lean-to canopies with railings and 1 access ramp to rear of school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting

Key designations:

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

Flood Zone 3

Gas HP Zones Gas HP Zones:

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Urban Open Space

Proposal

Planning permission is sought for the following works:

- 2 lean-to canopies with railings at the rear of the school
- new access ramp at rear
- landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting

The application includes a supporting statement/design and access statement. The main points can be summarised as follows:

- proposal relates to the provision of accommodation for secondary aged pupils with Autistic Spectrum Disorder (ASD)

- this will be delivered physically through minor adaptations to existing internal classrooms, along with 2 additional canopies to allow outdoor activities to take place year round
- to facilitate the best and safest access for children that will use the ASD accommodation, a dedicated access will be provided along the side of the site from Main Road across an existing unmade access road, which currently serves the adjacent parkland for maintenance purposes
- the road will be for vehicular access only and bounded by a suitable fence and properly made, with a control barrier and CCTV installed
- the access road will only be used by vehicles taking children to and from school, equating to around 6 mini buses twice a day, weekdays during term time only
- the dedicated access will benefit children using the ASD provision by allowing direct access with no local waiting (which can be particularly difficult for some children with ASD to cope with)
- the segregation of the existing access road will help promote local safety
- the control barrier will be set within the site along the access road to allow minibuses to pull off the road and a new turning area provided, which will be able to accommodate 6 minibuses at once to alleviate congestion along Main Road
- landscaping is proposed to maintain the open feel of the site, with the area doubling as a play area when not being used for access
- the turning area will be constructed from permeable tarmac with different coloured surfaces to delineate the vehicular and pedestrian routes
- suitable planting is proposed in beds around the access

A revised drawing was received on 4th July 2013 showing alterations to three existing car parking spaces in the existing driveway at the front of the school. A revised drawing was submitted on 24th July 2013 to correct a drafting error with the proposed site plan.

Location

Riverside School, previously known as Rectory Paddock School, is located on the western side of Main Road and backs on to residential properties in Sevenoaks Way. There is a public park to the south of the site and commercial properties to the north and east. The site includes designated Urban Open Space, and falls within Flood Zone 2.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. At the time of writing no representations had been received.

Comments from Consultees

Highways have no objection to the application, and request a standard condition be added to any approval to require the implementation of the car parking details in accordance with the submitted plans.

The Council's Drainage Advisor requires a standard condition be added to any approval to secure details of surface water drainage.

Environmental Health raise no objection to the proposal.

The Environment Agency raised no objection subject to a condition requiring further details of the drainage proposals for the access road.

Thames Water made no comment on the application.

Planning Considerations

The application should be considered against the following policies:

Unitary Development Plan

- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- C7 Educational and Pre-school Facilities
- G8 Urban Open Space
- NE7 Development and Trees

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance.

With regard to trees, it is advised that a condition would be appropriate in respect of the trees and the new drive; however more detail in respect of the proposed planting is required. This can be subject to condition.

Planning History

There is extensive planning history relating to the site. Most recently, planning permission was granted under ref. 10/02293 for single storey extension for performing arts hall, together with the erection of canopies on the south-eastern elevation of the main school building.

Conclusions

The main issues for consideration in this case will be the impact of the canopies, ramp and landscaping works on the character of the area and the amenities of nearby residents, and on the open nature of the Urban Open Space. Further considerations will include the impact of the new access road on conditions of road safety, and the impact of the development on flood risk (either through increased flooding or risk to flooding arising from the development), and the impact on trees within the site.

The proposed canopies are relatively modest structures and will be fixed to the rear of the building to provide outdoor space which can be used by the ASD pupils in all-weathers and will not unduly affect the character of the area. As the canopies are to be set against the building, residents adjoining the rear of the site (in Sevenoaks Way) will not suffer a significant loss of amenity as a result of this development. The associated works, including fencing and a new ramp, will all be of lesser scale than the canopies and will not give rise to any greater impact. As these works are small scale and related to the existing use, they will be acceptable development in Urban Open Space in accordance with UDP Policy G8 and will not in view of their siting and scale unduly affect the open nature of the site.

With regard to the landscaping works, the proposal will formalise an existing unmade road with a tarmac surface, and provide a more attractive setting to this part of the site with new planting and hard surfaces. A new 1.2m high fence (coloured green) will delineate the access road from the adjacent park land, ensuring the safety of pedestrians and, given the limited height, without significant harm to the open nature of the Urban Open Space. It is recommended that the full details of planting are secured by condition. In view of the separation between the new vehicle turning area and residential properties adjoining the site to the west (in excess of 50m) it is not considered that a significant loss of amenity will arise from its use.

From the technical Highways perspective the access road raises no concerns. Three parking spaces on the existing forecourt of the school will be slightly revised to provide additional staff parking spaces which should allow for any additional staff parking demand generated by the ASD unit.

On balance, it is considered that the proposed development is acceptable for the above reasons and accordingly it is recommended that Members grant planning permission, subject to the conditions set out below.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01744 and 10/02293, excluding exempt information.

as amended by documents received on 04.07.2013 24.07.2013

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT 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 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 6 | ACK01 | Compliance with submitted plan |

ACK05R K05 reason

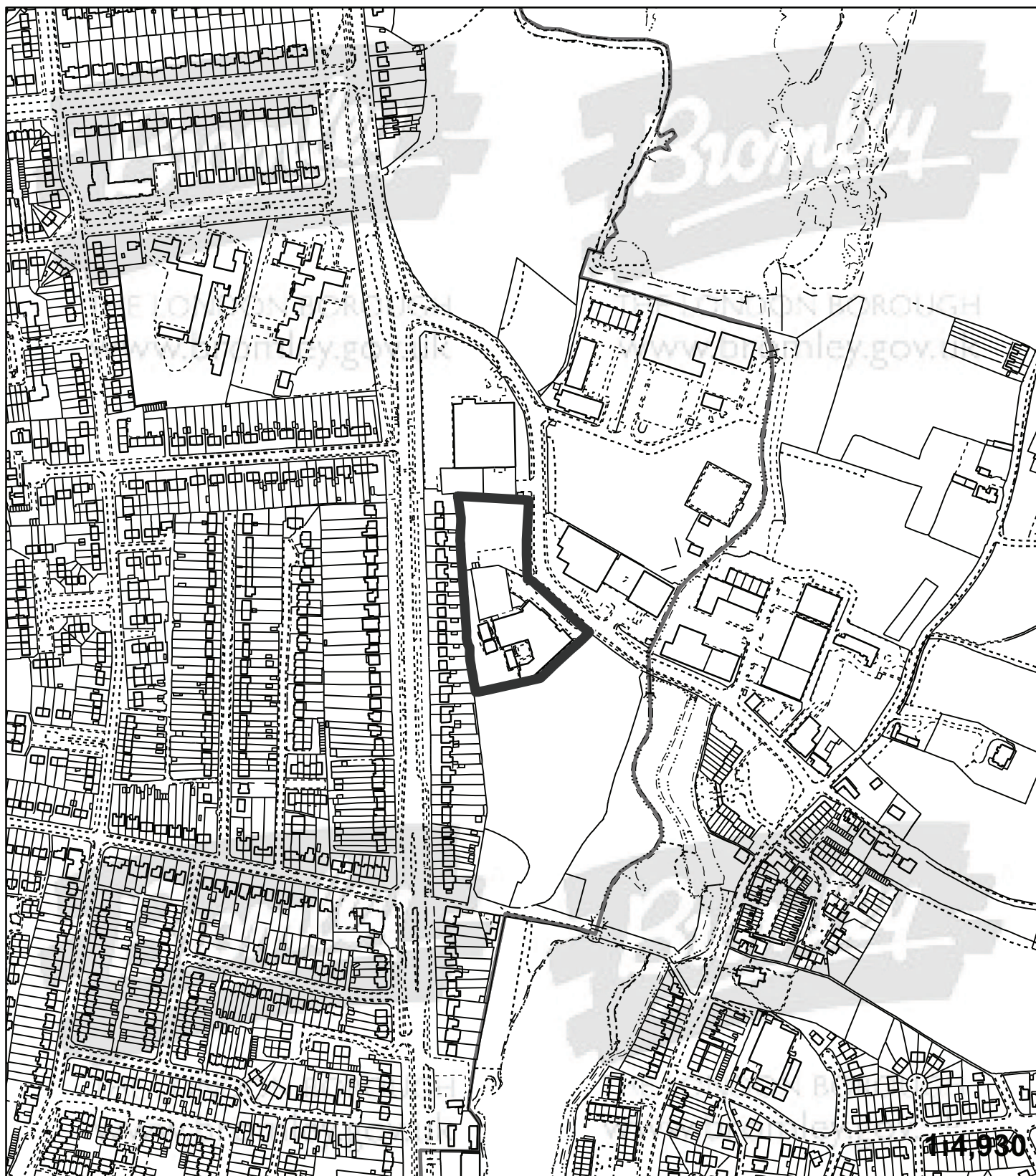
- 7 Details of the proposed surface water infiltration and sub base storage below the new access road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

Reason: To reduce impact of flooding both to and from the proposed development and third parties.

Application:13/01744/FULL1

Address: Riverside School Main Road St Pauls Cray Orpington BR5 3HS

Proposal: 2 lean-to canopies with railings and 1 access ramp to rear of school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting



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

Page 16

Agenda Item 4.2

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

Application No : 13/01800/FULL1

Ward:
Clock House

Address : Churchfields Primary School
Churchfields Road Beckenham BR3
4QR

OS Grid Ref: E: 535839 N: 168995

Applicant : Strategic Property Division

Objections : NO

Description of Development:

Alterations to 6 windows on south east facing (rear) elevation and installation of toilet unit for year temporary period

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Urban Open Space
Water Link Way

Proposal

Replacement of 6x half-height ground floor windows to the south-east elevation with full height windows.

Installation of a toilet unit for a temporary period of one year to the south eastern elevation. The unit would be 2.90m in height and would have a footprint of 3.08m x 2.90m.

The applicant has confirmed that the works are being funded by the Council and so the application cannot be determined under delegated powers.

Location

The application site is located on the southern aspect of Churchfields Road. The site is occupied by a school for 5-11 year olds.

The site is located within the Clock House ward. It is not within a conservation are and the building is not listed.

Comments from Local Residents

No responses have been received.

Comments from Consultees

No responses have been received.

Planning Considerations

L.B. Bromley Unitary Development Plan Policy BE1 - Design of New Development
London Plan
National Planning Policy Framework (NPPF)

Planning History

There is an extensive planning history on this site, although the last planning application was received in 1997. None of the previous applications are relevant to this proposal.

Conclusions

The main considerations in this application are the appearance of the proposal on the host property/streetscene, impact on residential amenity and accessibility. These will be addressed in turn.

Appearance and Impact on the Host Property/streetscene

The proposal would involve the replacement of 6x half-height ground floor windows with full height windows to the south eastern elevation. The other windows on the elevation are all full height and so the proposal would provide uniformity along the elevation with regard to size and appearance. The proposed window pattern would be two-over-2, in keeping with the existing full height windows on the elevation. The applicant has indicated the proposed windows would be aluminium framed and would match the existing in colour.

The proposed toilet unit would be located to the south eastern elevation and would be for a temporary period of one year only. The toilet block would be single storey and modest in size, appearing subordinate to the host property.

All of the proposed works are to the south-eastern elevation of the property and would therefore not be visible from the streetscene.

With the above in mind, it is considered that the proposal would be appropriate in regard to design, and would not have a detrimental impact on the character and appearance of the host property or wider streetscene.

Impact on Nearby Residential Amenity

The proposal involves works to the south eastern elevation, in excess of 60m from the nearest residential properties. The windows would be direct replacements for existing features while the toilet block would be single storey in height.

With the above in mind, it is not considered that the proposal would have an adverse impact on the sunlight/daylight received by nearby residential properties, nor would it provide a sense of enclosure or have an adverse impact on outlook. The proposal is therefore considered acceptable in terms of impact on residential amenity.

Accessibility

The applicant has provided information that demonstrates that the door to the toilet unit would be 0.93m wide, which complies with guidelines for wheelchair access.

It is therefore considered that the proposed development is acceptable in terms of accessibility for all.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01800, excluding exempt information.

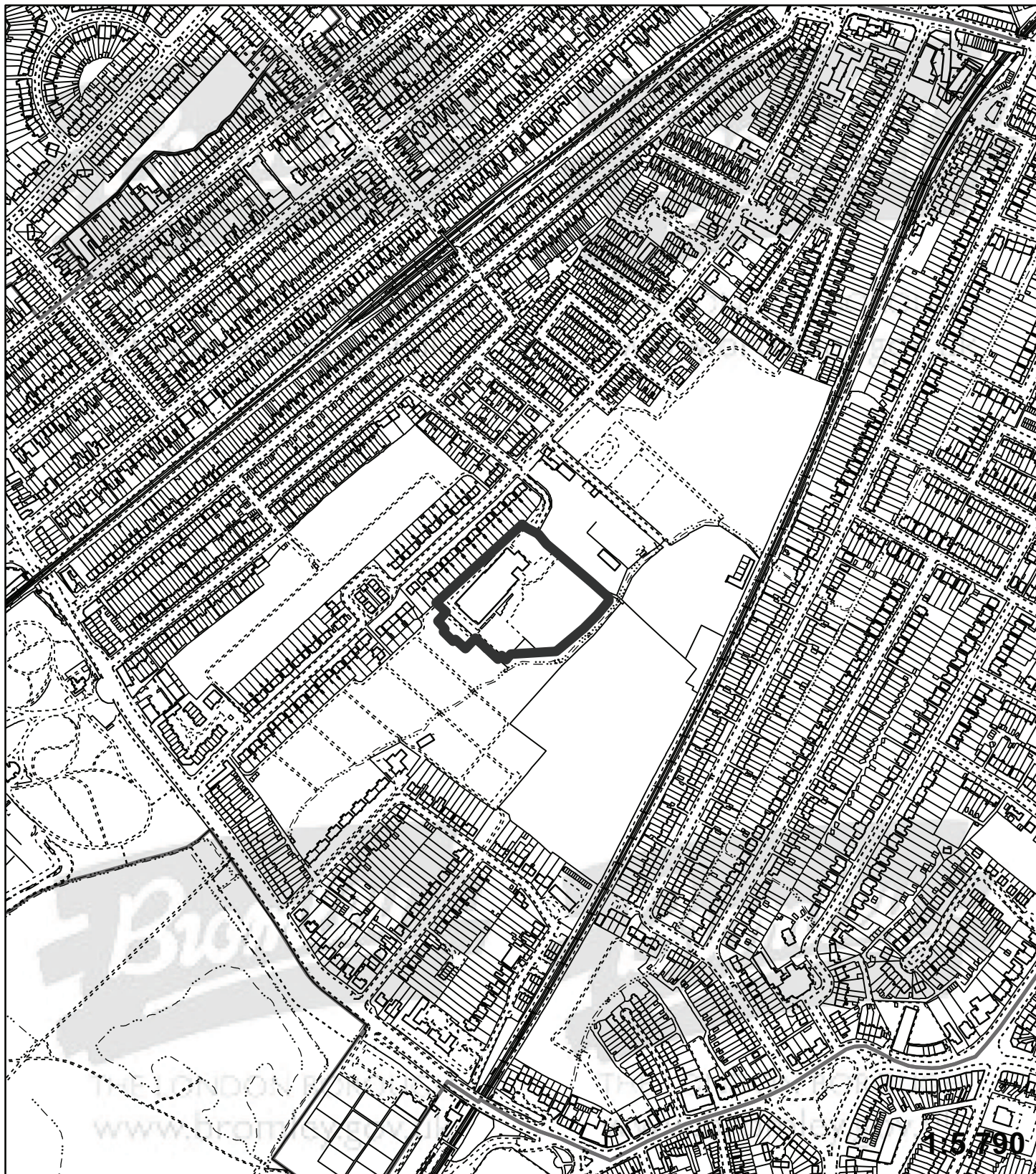
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACE03 | Limited period - build'gs and use (1 in) |
| | ACE03R | Reason E03 |

Application:13/01800/FULL1

Address: Churchfields Primary School Churchfields Road Beckenham
BR3 4QR

Proposal: Alterations to 6 windows on south east facing (rear) elevation
and installation of toilet unit for year temporary period



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

Agenda Item 4.3

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

Application No : 13/01897/FULL1

Ward:
Penge And Cator

Address : Malcolm Primary School Malcolm Road
Penge London SE20 8RH

OS Grid Ref: E: 535073 N: 170377

Applicant : Chair Of Governors - Malcolm Primary School **Objections :** NO

Description of Development:

Single storey toilet block

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
Urban Open Space

Proposal

Planning permission is sought for a single storey toilet block, to serve the reception block classrooms. The details of the proposals are as follows:

- toilet block will measure 9.5m (including canopy) x 3.2m and have a height of 3.65m
- to be constructed from plastisol coated wall panels (colour TBC), with powder coated aluminium windows and a felt roof
- to include a timber and polycarbonate canopy over the entrance
- to be located directly adjacent to the south-eastern elevation of the reception block, broadly at the rear of Nos. 7 and 9 Avington Grove

The application includes a Design and Access Statement, which advises that the proposal will provide much needed toilet accommodation for the reception block classrooms.

Further information was provided by the Applicant's Agent by e-mail dated 11th July 2013 to clarify that whilst the application refers to the toilet block as

'temporary', the toilet facility will be needed until such time a permanent expansion of the school is completed.

As there is currently no timescale for this expansion, the application is to be considered as being for a permanent structure.

Location

The application site is located on the south-eastern side of Malcolm Road, Penge. The site occupies approx. 1.29ha of land and is host to Malcolm Primary School. The site is designated Urban Open Space.

Comments from Local Residents

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

Comments from Consultees

The Council's in-house drainage advisor requires standard conditions be added to any approval to secure details of foul and surface water drainage.

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

Planning Considerations

The application should be considered against the following policies:

Unitary Development Plan

BE1 Design of New Development
C7 Educational and Pre-school Facilities
G8 Urban Open Space

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance.

Planning History

Planning permission was granted under ref. 11/02708 for an attached canopy.

Conclusions

The main issues for consideration in this case will be the impact of the proposed toilet block on the character of the area and the amenities of nearby residents, and the impact on the open nature of the Urban Open Space.

The proposed toilet block is of modest dimensions and will not be highly visible in the surrounding area in view of its siting. The building will be set against the existing reception block and will not have a detrimental impact on neighbouring residents in Avington Grove given its siting and scale.

With regard to the impact on the Urban Open Space, the development is small scale and related to the existing use, and is therefore acceptable in principle in accordance with UDP Policy G8. Given the siting and scale of the development, it is not considered that the open nature of the Urban Open Space will be affected in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01897 and 11/02708, excluding exempt information.

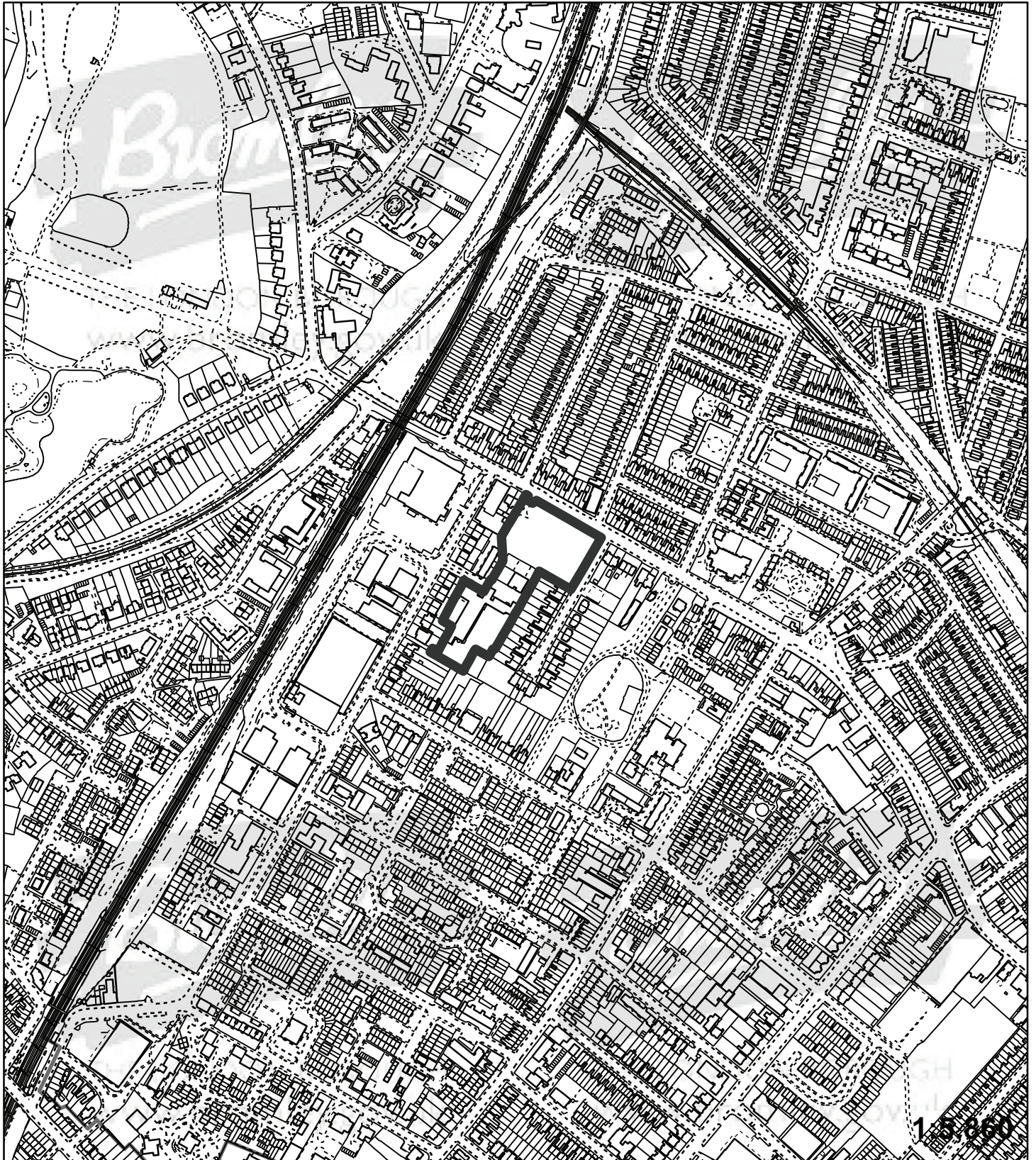
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 5 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:13/01897/FULL1

Address: Malcolm Primary School Malcolm Road Penge London SE20 8RH

Proposal: Single storey toilet block



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

Application No : 13/01898/FULL1

Ward:
Copers Cope

Address : Worsley Bridge Junior School Brackley
Road Beckenham BR3 1RF

OS Grid Ref: E: 537322 N: 170426

Applicant : Chair Of Governors - Worsley Bridge Primary School
Objections : NO

Description of Development:

Erection of single storey temporary classroom building with canopy and link walkway to main school building

Key designations:

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

Proposal

Permission is sought for the erection of a temporary single storey classroom building to provide space for 2 reception classrooms. The building will replace an existing building on the same site that has been recently removed. In addition a 1m high fence and gates will be provided to enclose a dedicated play area for these reception classes. A canopy and link walkway will be provided to link the building to the main school.

The applicant advises that "Along with a number of schools in the borough, Worsley Bridge School has a projected increase in pupil numbers for the next academic year. The long term plan for this school is to restructure from a 3 form entry junior school to a 2 form entry primary school with the work carried out in phases. To facilitate this, places will be offered for the new reception building starting in September 2013. The first phase of works will see the construction of the temporary single storey classbases to which this application applies".

The proposal will involve the loss of 4 trees; a weeping willow, an alder and 2 palm trees.

Location

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

The application site faces Worsley Bridge Road and is to the rear of the main school buildings, adjacent to the playground.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows

- why is the building temporary and for how long? Are there future plans for other buildings on the site?

Comments from Consultees

The Council's Highways Officer has not requested a Transport Assessment on the basis that the existing school currently has 154 pupils and the approved capacity is for 360 pupils. A TA will be needed for development that involves new permanent buildings.

The Council's Drainage Officer raises no objection.

Thames Water raises no objection.

The Council's Environmental Health Officer raises no objection.

Planning Considerations

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

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3.18 Education Facilities
- 6.13 Parking

National Planning Policy Framework 2012

From an arboricultural point of view there are no objections and supports the loss of the weeping willow and alder is acceptable due to its poor condition and should be removed for safety reasons.

Planning History

The site has been the subject of numerous previous relevant applications:

1. 89/01187 - five bay mobile classroom
2. 96/00205 - retention of single storey mobile classroom and addition of one bay

Conclusions

The main issues to be considered are the impact on designated Urban Open Space (UOS), the impact on amenities of residents of nearby residential properties and the road traffic network.

With regard to the impact on the designated Urban Open Space the proposed building will replace an existing building, of a similar size, in the same location. The siting of the proposed building is within the envelope of the complex of buildings that form the school and will not encroach further into the UOS than the existing buildings. The canopy and walkway are between the new building and Worsley Bridge Road and would not significantly encroach on the UOS. On this basis it is considered that there would not be a significant loss of open space and the size, siting and scale of the building would not unduly impair the open nature of the site.

The proposed building will be set back within the site and as such is some distance from the nearest residential properties in Worsley Bridge Road and this road lies between these properties and the new building. The agent advises that the previous building was used as classrooms for Year 3 children so the proposed classrooms will involve the same use undertaken in the previous building. As such it is considered that the development would not have a detrimental effect on the amenities of the occupants of nearby residential properties.

With regard to the impact on the road transport network in the area, the current application will add sufficient classroom space to accommodate 2 classes of reception children. At present the approved school roll is 360 children. The site currently accommodates 154 children. The application is for a temporary building to accommodate a 'bulge' in pupil numbers in September 2013. This particular application is unlikely to result in such an increase in the number of vehicle movements that would have a detrimental effect on the surrounding roads, taking account of the approved school roll numbers.

On this basis it is considered that the vehicle movements associated with an additional 60 children on the site can be accommodated in the surrounding roads and will not have a significant impact on the road transport network.

Having regard to the above members may consider that the proposed building is acceptable subject to conditions restricting the temporary use of the development to 12 months.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/01898, excluding exempt information.

as amended by documents received on 09.07.2013

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT 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
 ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 5 The permission hereby granted shall be for a limited period only, expiring no later than August 12th 2014, and the use shall cease and the building shall be removed from the site prior to that date unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to comply with Policies B1 and C7 and to enable accommodation to be provided to meet educational needs for children in the area.

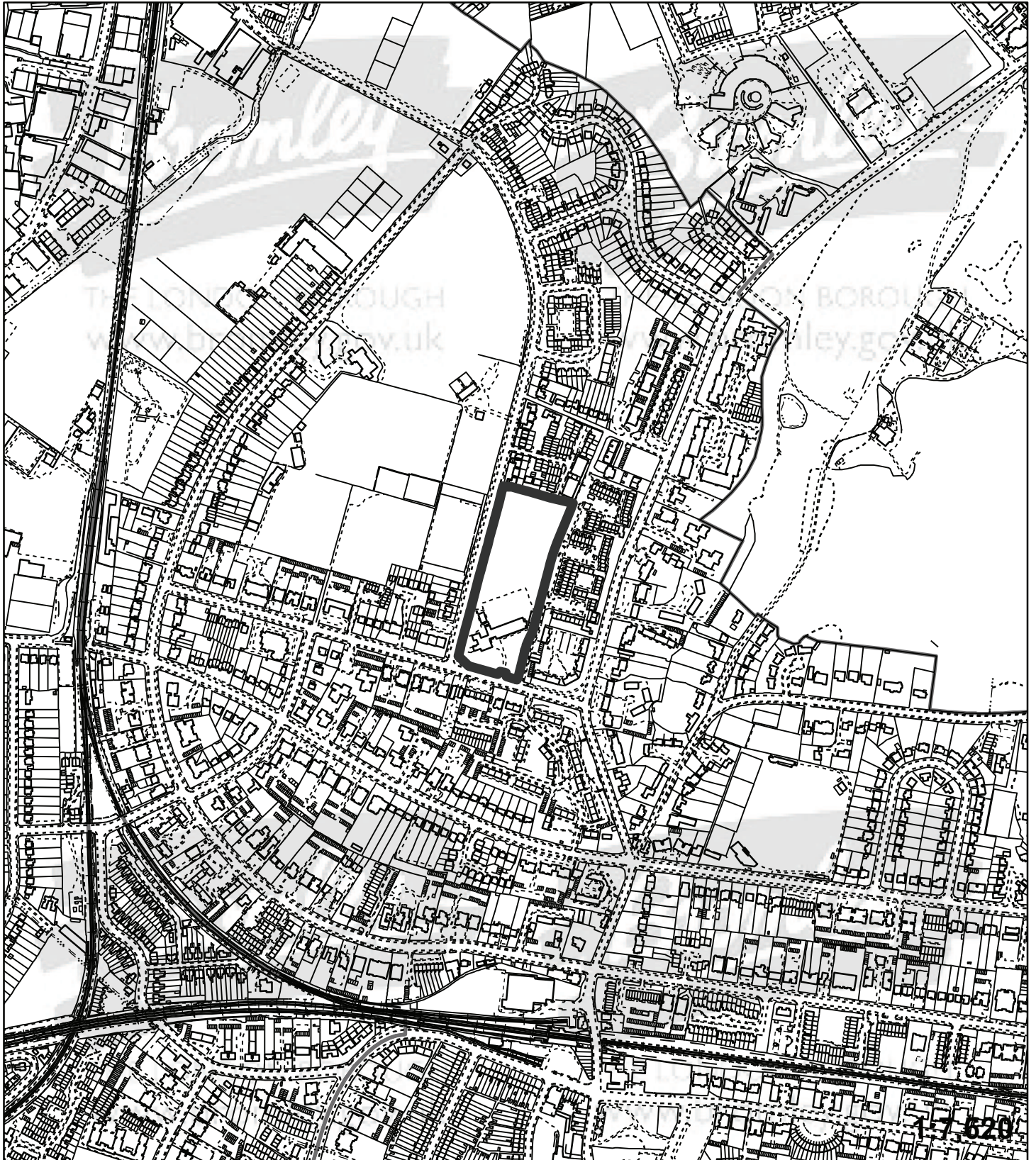
INFORMATIVE(S)

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of new development.
- 2 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.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:13/01898/FULL1

Address: Worsley Bridge Junior School Brackley Road Beckenham BR3 1RF

Proposal: Erection of single storey temporary classroom building with canopy and link walkway to main school 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"

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Agenda Item 4.5

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

Application No : 13/02039/FULL1

Ward:
Chislehurst

Address : Red Hill Primary School Red Hill
Chislehurst BR7 6DA

OS Grid Ref: E: 543538 N: 171053

Applicant : Red Hill Primary School

Objections : NO

Description of Development:

Erection of free standing canopy in playground

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Urban Open Space

Proposal

Permission is sought for an open sided freestanding canopy in the playground area at the rear of this school. The canopy will measure 10m in width by 5m in depth with a maximum of 4.5m in height. It will be a metal powder coated supporting structure with an off white PVC coated fabric covering.

The applicant advises that the canopy will provide sheltered space during hot or inclement weather at playtimes and will allow classes to be held outside under cover.

The site is designated Urban Open Space and adjacent to the Chislehurst Conservation Area and a Site of Interest for Nature Conservation (SINC).

Location

The school is located off Red Hill, adjacent to the Chislehurst Library with residential properties in Ingleby Way and Empress Drive backing on to the site and woodland at the rear. .

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Planning Considerations

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

- BE1 Design of New Development
- G8 Urban Open Space
- C7 Educational and Pre School Facilities

National Planning Policy Framework 2012

Planning History

The site has been the subject of numerous previous applications the most recent of which was for a detached building for children's day nursery which was permitted in 2008 (ref. 08/00041)

Conclusions

The main issues to be considered are the impact of the development on the designated Urban Open Space (UOS), the adjacent conservation area and SINC and the visual amenities of nearby residents.

With regard to the UOS the canopy is a relatively modest structure set close to the school buildings and within a playground area. As such it is considered that it will not have a significantly detrimental effect on the openness of the UOS and is acceptable in this respect.

The Chislehurst Conservation Area boundary extends to the adjacent library and the proposed canopy may only be distantly visible from the conservation area due to its setting at the rear of the school. In addition the canopy is set well away from the boundary of the SINC to the west of this part of the school site and will not have a detrimental effect on this designated area.

The site of the canopy is well below the level of the rear gardens of the nearest properties in Ingleby Way and will be largely screened by this difference in levels and fences and vegetation in the rear gardens of these properties. In this respect it is considered that there will not be a detrimental visual impact on the amenities of these properties.

Having regard to the above it is considered that the proposed canopy is acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/02039, excluding exempt information.

as amended by documents received on 13.07.2013

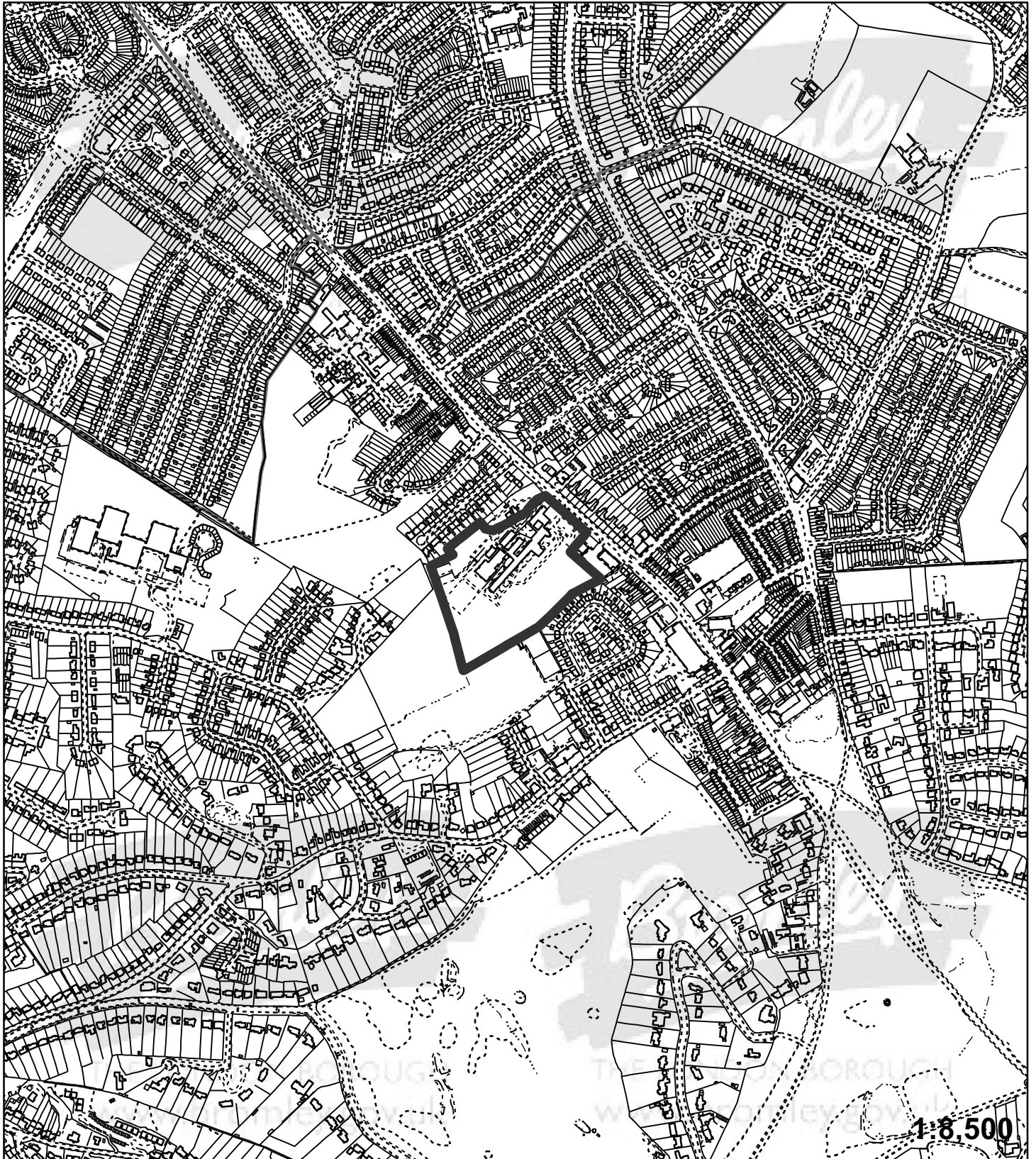
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

Application:13/02039/FULL1

Address: Red Hill Primary School Red Hill Chislehurst BR7 6DA

Proposal: Erection of free standing canopy in playground



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SECTION '2' – Applications meriting special consideration

Application No : 13/00531/FULL6

Ward:
Shortlands

Address : 20 Malmains Way Beckenham BR3 6SA

OS Grid Ref: E: 538380 N: 168197

Applicant : Mr R Jewitt

Objections : YES

Description of Development:

First floor side/rear extension with juliet balcony

Key designations:

Conservation Area: Park Langley

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Open Space Deficiency

Update

Members will recall that this application was due to be considered at the Plans Sub Committee held on the 11th July 2013. However, it was considered that the applicant should be given the opportunity to review the Daylight assessment submitted on behalf of the objectors at No.18 Malmains Way.

Accordingly, should the applicant have additional comments to make on this basis the Committee will be advised.

Members will note that the Daylight Assessment submitted as part of the objections to this scheme is available on file to view. A technical analysis has been undertaken to demonstrate the impact on the side kitchen window. This report states " this window should be considered to be a primary window to a main habitable room. This is on the basis that the kitchen work surface area is located to the internal parts of the room, away from the windows in the rear elevation, and the location of doors and circulation routes in the building is such that this will always be the practical, usable kitchen area which therefore relies primarily on the light received through the window in the flank wall. That window is original to the house.

Our study has been carried out in accordance with the recommendations of the Building Research Establishment Report " Site Layout Planning for Daylight _ Sunlight: A Guide to Good Practice" 2011. The primary daylight assessment calculates the vertical sky component (VSC) to the centre

of the window. The VSC is the visible sky, as measured on the template provided for the BRE report. The report advises that the diffuse daylighting to an existing neighbouring building may be adversely affected if the VSC is below 27% and is reduced to less than 0.8 times its former value.

At present the window receives 12.5% VSC. The proposed extension will reduce this to 7.75% VSC. This is a reduction of 38% from existing and is almost twice the level of reduction permitted by the BRE guide.

Therefore, the scheme should be considered to fail the planning policy of the London Borough of Bromley for safeguarding daylight to neighbouring residential properties"

Clearly, Members must in their considerations take account of this information. However, this is must be together with all other material considerations of the application and council policy. Such as the fact the kitchen /dining room does have other windows and doors facing rearwards. Accordingly, Members must consider whether the overall harm to this side window from the extension is unduly harmful.

Members will recall that the application was first considered by the Plans Sub Committee held on the 13th June 2013. Members resolved to defer this case in order that a site visit is carried out at 18 Malmaison Way. A site visit was carried out and the photographs taken at the time are also available on the file.

The previous report is reported as before.

Proposal

This proposal is for a first floor side/rear extension with Juliet balcony. The application site is a two storey detached dwelling located within Park Langley Conservation Area, an Edwardian 'garden suburb' development and later low density housing in a mature landscape.

Much of the character of the Conservation Area is derived from a spacious layout, typical of the Garden City movement. Streets are broad and often curving: the original designers strove to maintain at least 100 feet between the frontages of houses facing each other across the street. Mature trees remain from prior to the development of the estate. Many of the houses have extensive gardens with generous side space separating them from their neighbours.

The Park Langley SPG states "the Council will pay special attention to the landscape and spatial characteristics of the area and ensure that the green and spacious aspect of the estate is not eroded. It will achieve this objective through the development control process, where proposals that would bring about a reduction in the spatial standards of the area, most particularly an erosion of existing side space between dwellings, will normally be resisted".

Comments from Local Residents

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

- the existing side space adjacent to proposed extension is significantly less than at the front and is below 1m which has not been shown on the plans. Therefore does not comply with Policy H9 (i).
- spacing from gutter edge of existing building to boundary wall is 0.5m which is not shown on plans.
- unacceptable significant reduction in natural light to main working surfaces of kitchen of No. 18.
- previous application ref: 98/0161 removed proposed extension to maintain daylight angle to side kitchen window. If built would severely affect daylight angle and right to natural light. Therefore contrary to UDP Policy BE (iv) and (v).
- No. 20 was originally built as a 3 bedroom property with wide separation at first floor level from side elevation and windows of No. 18. Separation significantly eroded in 1998 when fourth bedroom was added to No. 20. Current proposal would infill remainder of side space where wider separation exists contrary to Policies H9 (ii).
- loss of side space and amenity affecting No. 18, an original 1914 house, contrary to SPG for Langley Park Conservation Area.
- concern as application form is not correct version within a Conservation Area.
- light calculations provided to demonstrate angle from the centre of the side window of kitchen at No. 18 to the roof ridge of single storey element at No. 20 which at present is approximately 20 degrees. Proposed two storey structure would increase angle to approximately 54 degrees therefore breaching BRE guidance standards.
- the translucent sheeting over No. 18 sideway has less impact on daylight and sunlight through the window than would the proposed 1st floor flank wall and eaves/gutter projection above it, given limited side space.

In response to these objections further comments were received from the applicant which stated:

- there is a very tall boundary wall (approximately 2.7m) provided via a written agreement in 1998 between Nos. 20 and 18 at time of original building works which was original flank wall of extension which was built up to original boundary and subsequently demolished to make way for new building works to create space between properties as per UDP policy.
- there is an existing polycarbonate roofing at No. 18 which adjoins the boundary wall and the proposed extension would have less impact on light than this existing structure.
- proposed first floor extension was not part of original application and was not withdrawn to maintain daylight angle as stated by No. 18.
- existing ground floor extension is 1m from boundary at narrowest point. First floor extension will be set back a further 160cm from rear wall of original ground floor extension.

Comments from Consultees

The Advisory Panel for Conservation Areas have objected to the proposal as it was considered to be of poor design, contrary to Policies BE1 and BE11.

From a heritage perspective it was not considered this proposal would cause harm to the conservation area as it is almost entirely out of view from the public realm and retains an acceptable side space.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

Supplementary Planning Guidance1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Park Langley Conservation Area

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

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

Planning History

In 1998 under planning ref. 98/00161, permission was granted for a part 1/2 storey side/rear extension and single storey rear extension plus first floor front extension with revised plans received.

In 1998 under planning ref. 98/02417, permission was granted for a first floor rear extension.

Conclusions

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

The Park Langley SPG "the spacious layout of the estate does provide scope for the addition of sensitively designed extensions. However, a new extension should not dominate the existing host building or significantly alter the spatial characteristics of the road by taking up large amounts of side or front space. For this reason, the rear elevation will be the preferred location for extensions, but this does not preclude the possibility of alterations elsewhere".

In this instance the proposal would be sited behind the rear elevation of the approved part 1/2 storey side/rear extension (planning ref. 98/00161) and as such would be largely obscured from view within the streetscene. The proposal is considered to have been sensitively designed to respect the visual amenities of the host dwelling, replicating an approved first floor rear extension, and is not considered to impact detrimentally upon the character of the Conservation Area. Although the proposal would be 1m from the flank boundary with No. 18 within a Conservation Area where greater spatial standards are generally required, the proposal would not project beyond the outermost flank elevation. As such the proposal would not result in an additional detrimental impact upon the spatial standards of the area and is considered to comply with Policy H9 of the UDP.

The existing dwelling at No. 18 projects beyond the first floor of the application site at present with the result that the proposed extension would project marginally (approximately 0.6m) beyond the rear elevation of No. 18. Given this relationship the proposal is not considered to result in a significant loss of light for the windows located on the rear elevation of No 18. No windows are proposed to be located in the western flank elevation of the extension and as such the potential loss of privacy for No. 18 would not be significant.

In terms of the impact on the residential amenities of No. 18 the main objections pertain to the loss of light for a ground floor secondary window to a kitchen in the flank elevation. In the first instance it is essential to note that 'Right to Light' legislation (usually acquired under the Prescription Act 1832) is a common law matter independent of planning legislation. The Building Research Establishment's report BR209: Site layout planning for daylight and sunlight: a guide to good practice (Littlefair, P.) provides guidance on how to ensure that adequate daylight and sunlight is provided for existing and proposed developments. Other matters that will be taken into consideration in assessing the potential overshadowing from an extension include:

- The design of the extension e.g. roof pitch and overall height;
- The nature and aspect of the affected room;
- The size of the affected window;
- Whether the room has other affected windows; and
- Whether the affected window is the primary light source for that room.

The affected window would be located on the eastern flank elevation and given the relationship with the proposed development a loss of light would occur in this instance. However, Members must consider whether on balance this loss of light would be within the realms of acceptability or whether the application should be refused on this basis.

In light of the above guidance, Members may firstly wish to consider the pitch of the roof which is hipped away from the application site with a ridgeline set approximately 0.85m below that of the main dwellinghouse with an overall height of 6.65m. During the course of the previous application in 1998 concerns were also raised from No. 18 with respect to loss of light. Since this time a polycarbonate lean to structure has been erected to the side of No. 18 adjoining the flank boundary wall, which still allows some diffused light to enter the kitchen. The sill of

the kitchen window is located approximately 1.7m (5 ft 5 inches) above finished floor level and faces onto an approximately 2.65m high wall at its lowest point (as measured by the case officer). As stated above this window constitutes a secondary window for a kitchen and is not the sole source of light for this room, as such while some light will be lost during the morning, from a planning perspective it is not considered this would be of such an extent as to warrant refusal.

Given the considerable distance of the proposal from the flank boundary with No. 22 the impact on the residential amenities of this property would be minimal.

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 file ref. 13/00531, excluding exempt information.

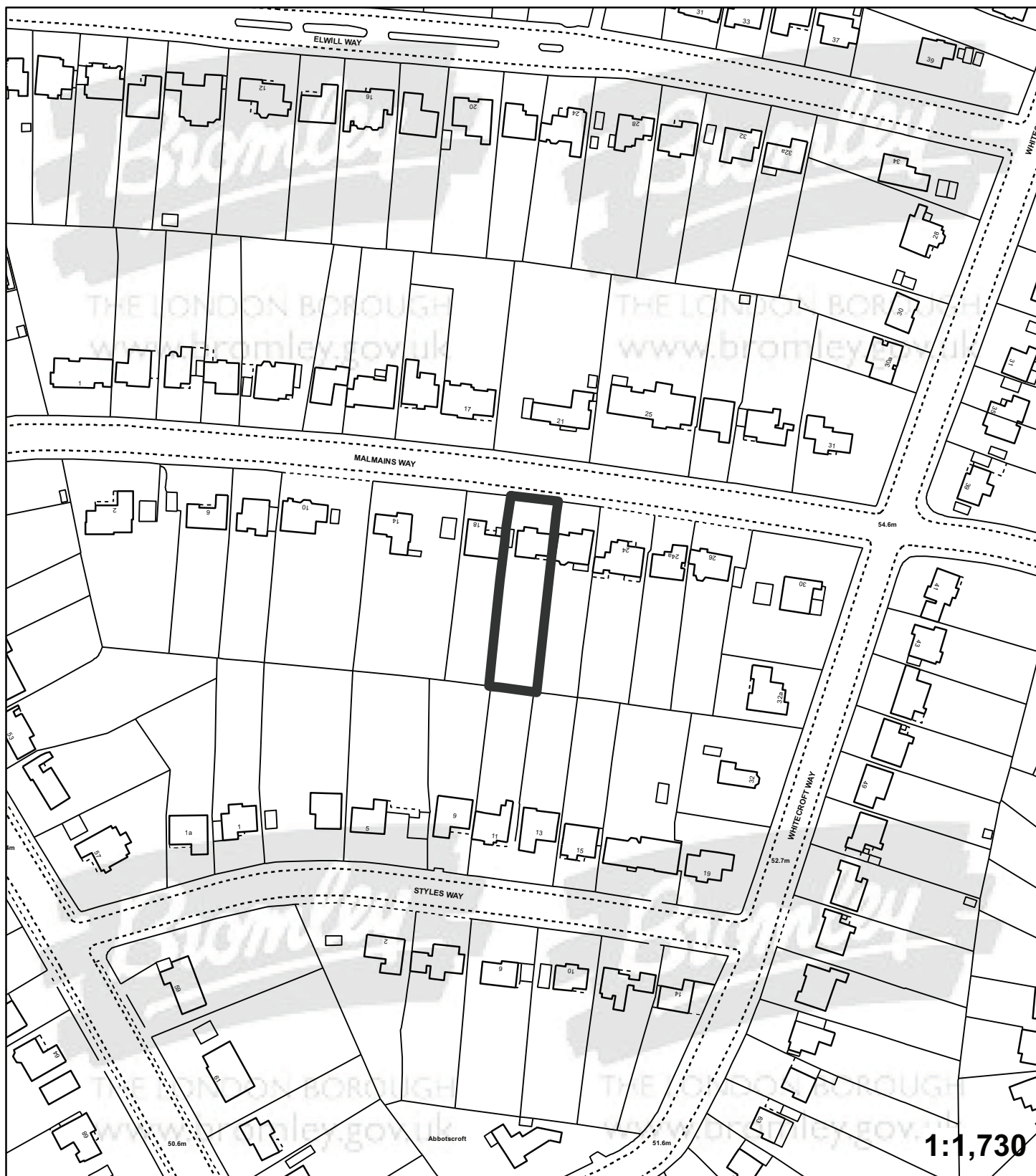
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | | | | | | |
|---|------------------------------|--|---------|-------|-------|-------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | | | | |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 | | | | | |
| 3 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 | | | | | |
| 4 | ACI13
extension
ACI13R | No windows (2 inserts)
I13 reason (1 insert) | western | first | floor | flank | |
| | | BE1 and H8 | | | | | |

Application:13/00531/FULL6

Address: 20 Malmins Way Beckenham BR3 6SA

Proposal: First floor side/rear extension with juliet balcony



"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 : 13/01521/FULL6

Ward:
Darwin

Address : 39 Cudham Lane North Orpington BR6
6BX

OS Grid Ref: E: 545434 N: 163098

Applicant : Mr H Barley

Objections : YES

Description of Development:

Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden

Proposal

Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden.

Location

The site is located in the Green Belt and accessed down a narrow road off the south side of Cudham Lane North.

Comments from Local Residents

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

- the annexe would be fenced off and served from a separate access, effectively creating a new separate property
- additional use of the site would impact on traffic, noise and general comings and goings
- would set a precedent
- could be sold off as separate property.

Comments from Consultees

Tree Officer - No significant trees would be affected by this proposal.

Highways - The division of the access and provision of gates will mean that turning in front of the annexe would be difficult. This would only be an issue if these were 2 separate dwellings. If it remains an annexe to the main building I would have no objections.

Planning Considerations

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

- BE1 Design of new development
- H8 Residential extensions
- G1 Green Belt
- G4 Dwellings in the Green Belt or Metropolitan Open Land.

National Planning Policy Framework 2012.

Planning History

The detached double garage was permitted in 1992 under ref. 92/01794.

The dwelling has also been extended to the front at single story level under ref. 92/00007.

Conclusions

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

The detached garage is sited towards the northern boundary of the site. It currently appears to be used for a garage and accommodation for a family member. The proposal is seeking its conversion to a full annexe to provide a more permanent and private living space.

This would include alterations and enlargement of the property and an altered site layout. A 1.8m high fence would set a boundary line between the proposed annexe and the existing dwelling and includes private rear amenity space. It would be served by a separate access which would be introduced inside the existing entrance.

The extensions involve a hip to gable alteration to the front of the garage, and a single story front extension. It would be extended full height to the rear by 3.3m to create additional space. This changes the appearance from a garage to a more bulky residential unit. Internally would be a living room, kitchen, two bedrooms and a bathroom. The dwelling has been extended in the past and this garage was not part of the original dwelling. Therefore any extension would be well over and above the 10% net increase in floor area usually afforded to dwellinghouses, contrary to Policy G4. The proposal would be inappropriate development in the Green Belt for this reason.

Given the above, the proposed annexe would be tantamount to a new self-contained unit, in terms of the proposed layout of the site, its use and appearance. A proposed new dwelling in this location would appear as a cramped form of development and overdevelopment of the site, contrary to BE1 and H8 and would

also constitute inappropriate development in the Green Belt. It could also lead to issues raised by Highways officers.

In addition, the proposal, by virtue of the extensions and more intensive use of the site would have a materially greater impact on the Green Belt than the present use on the land, contrary to G1.

The personal circumstances put forward by the applicant are appreciated, however they are not considered to constitute very special circumstances which would outweigh the harm caused by this particular proposal, which would result in a new separate dwelling with no physical link to the main house. The other policy considerations with regards to Policies BE1 and H8 are also not considered to be overcome by the scheme and its justification.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01521, excluding exempt information.

as amended by documents received on 02.05.2013

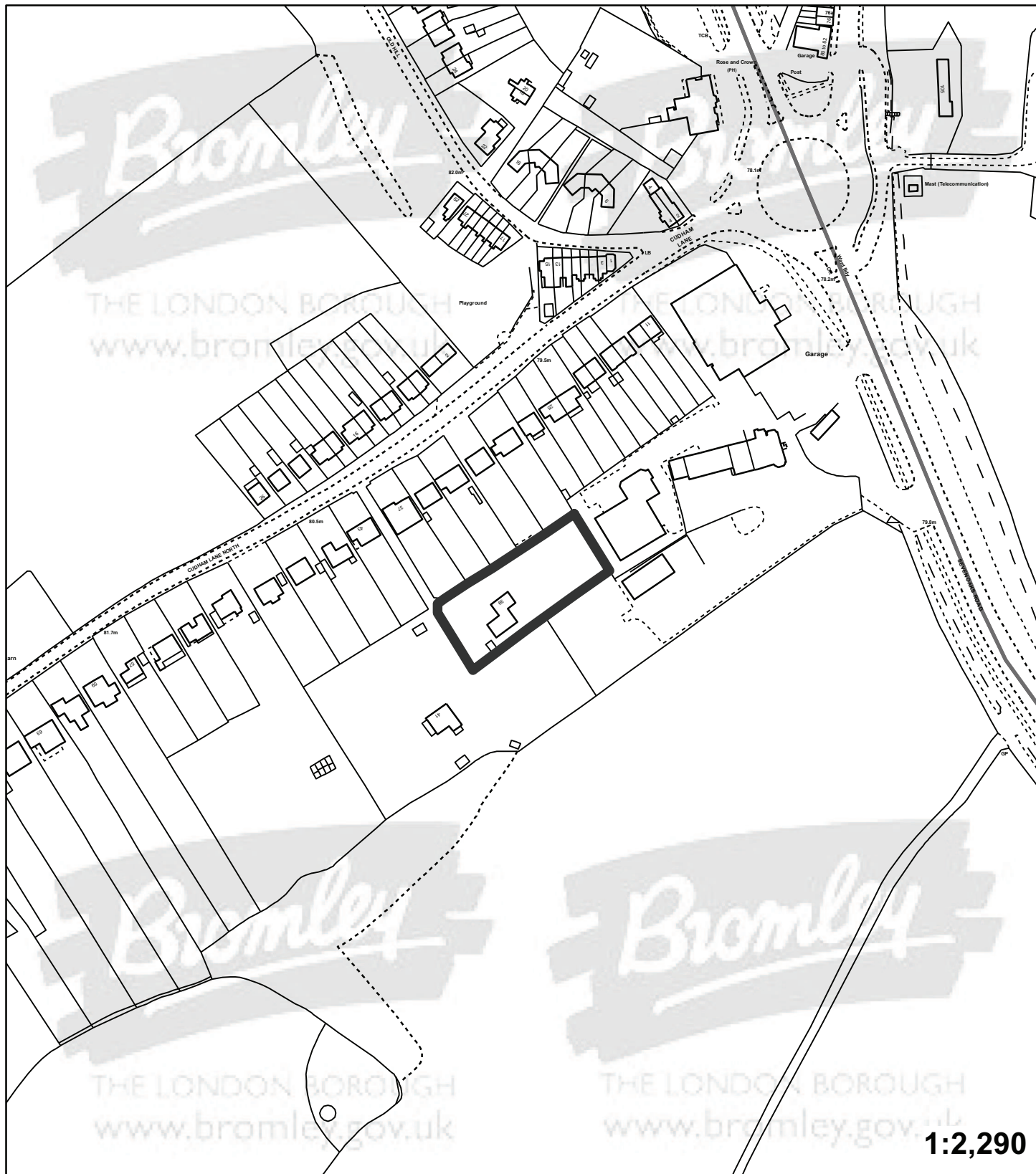
RECOMMENDATION: APPLICATION REFUSED

- 1 The proposed annexe would be capable of being severed as a separate dwelling unit which would result in an undesirable overdevelopment of the site prejudicial to the amenities of the area and contrary to Policies H8 and BE1 of the Unitary Development Plan.
- 2 The proposal would constitute inappropriate development in the Green Belt and result in an overdevelopment of the site, detrimental to the amenities of the adjoining residential properties and character of the Green Belt in general, contrary to Policies G1 and G4 of the Unitary Development Plan. No very special circumstances have been demonstrated to warrant the setting aside of established policy and the NPPF 2012.

Application:13/01521/FULL6

Address: 39 Cudham Lane North Orpington BR6 6BX

Proposal: Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden



"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 : 13/01609/FULL1

Ward:
Cray Valley East

Address : 222 Cray Avenue Orpington BR5 3PZ

OS Grid Ref: E: 546876 N: 167893

Applicant : Honda (UK) Ltd

Objections : YES

Description of Development:

Demolition of existing warehouse and erection of two storey car servicing, MOT and sales complex including Class B1(c) workshop, Class B1(a) offices, Class B8 parts store, sui generis showroom, associated display area, car parking and ancillary staff facilities

Key designations:

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

Proposal

It is proposed to demolish the existing part one, part two storey Class B8 warehouse and erect a car dealership with servicing, MOT and sales complex. This consists of a mixture of Class B1c (servicing and workshop), Class B1a (offices), Class B8 (storage) and Sui Generis (car showroom) uses.

The proposed building will be operated by Honda and include a six bay workshop, an MOT testing station with parts store, general offices, non-public car wash facility and will provide 58 parking spaces for display vehicles, 14 customer parking spaces with 2 disabled spaces, 24 workshop parking spaces and 16 staff spaces.

The application is accompanied by Planning and Design and Access Statements which make the following points in support of the application:

- the site should play an important visual role in maintaining the vibrancy of the employment area but is currently occupied by a rundown warehouse
- the current building has a footprint of 0.331 hectares which occupies a significant proportion of the 0.5 hectare site

- the building is only partially used by small distribution companies and is well below current insulation and energy efficiency standards with an asbestos roof.
- the new building will improve the character and appearance of the area
- with a footprint of 0.12 hectares there would be a significant reduction over the existing building giving a more spacious character
- the proposal would create 41 jobs which exceeds the 10 jobs provided by the previous occupier, with a large number of apprentice positions
- there will be no changes to the existing vehicular access and egress
- bicycle storage will be provided as well as an electric vehicle charging point
- the building will be highly energy and ecologically efficient
- the rear of the building is well insulated and it is not anticipated that there will be any noise impacts
- there is a predominance of large commercial operations near the site with large retail parks to the north, two large warehouses to the south and other storage and distribution centres opposite
- it is clear the area is well catered for by large and small Class B8 uses
- the circumstances cited by the previous Inspector in 1998 no longer apply
- London Plan Policy 2.17 does not preclude such development, whilst Policy 4.4 seeks to ensure provision of sufficient stock of different types of industrial land, the submitted report concludes there is a very healthy supply
- there are a number of vacant industrial sites and these are not taken up for a considerable amount of time
- although Policy EMP4 supports provision of small warehouse sites, the application site is poorly suited to provide small scale Class B8 use in the long term.

Location

The application site is set to the western edge of Cray Avenue at the junction with Stanley Way and features a two storey red-brick Class B8 warehouse erected in the 1950s. The site has an area of some 5,500 square metres with the warehouse occupying a significant proportion of the land and providing a floor area of 3,500 square metres. It is understood that until recently the premises operated as a distribution centre for Delta Music PLC who vacated the site in December 2012.

Cray Avenue forms part of the strategic road network as the A224 with close links to the M25 and features large commercial operations to the eastern and western edges. The site falls within the St Mary Cray Business Area as designated by the Unitary Development Plan (UDP) and is designated as a Strategic Industrial Location (SIL) within the London Plan and is defined as an Industrial Business Park (IBP) within this context.

To the west the site borders a residential area defined by May Avenue, which runs north to south along the western boundary of the site and joins Stanley way to the north. A large factory complex, Coates Lorilleux Ltd, occupies the area to the north of the site and Stanley Way, with the two large warehouses to the south featuring Access Self Storage and Big Yellow Storage with a small office building set

between to the southern boundary. Opposite the site are other business uses, with further self-storage, offices, distribution centres and Allied Bakeries amongst them.

The site measures 0.5 hectares.

Comments from Local Residents

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

- the owner of TMS House, the adjacent site to the south, has raised concerns with regard to being adversely affected by the noise and disturbance during the construction period.

Comments from Consultees

With regard to the existing building it is considered that the building is over 60 years old and hence past its structural design life. Due to its construction, in order to bring it up to current Building Regulation standards, a disproportional amount of money will be needed over rebuilding in modern materials more suitable to the clients demands.

Highways have commented that the increase in trip generation would not be unacceptable and is unlikely to have an impact upon the network. The information provided indicates sufficient levels of parking to cope with the proposed uses as allocated. Visibility may be an issue onto May Avenue due to an existing tree, conditions are requested to any permission.

Environmental Health have no objection to the scheme, however have requested a condition and informative be attached to any permission regarding the noise created by the car wash and prohibiting the working on vehicles in external areas.

English heritage have raised no objection subject to archaeological conditions being attached to any permission

Drainage has commented that the levels of rainwater harvesting and permeable paving are acceptable and conditions should be imposed on any permission.

Thames Water has raised no objection.

Planning Considerations

Unitary Development Plan

- BE1 Design of New Development
- EMP4 Business Areas
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians

T18 Road Safety

London Plan

2.17 Strategic Industrial Locations

4.4 Managing Industrial Land and Premises

The National Planning Policy Framework (NPPF) is also of relevance.

Planning History

Application ref. 97/02816 refused permission for the demolition of the building and the erection of a vehicle repair workshop and ancillary showroom for retail car sales:

"The proposal would result in the unacceptable loss of good quality warehousing and the introduction of a non-conforming use within this important business area, thereby contrary to Policies EMP6 and EMP4 of the Unitary Development Plan"

This decision was subsequently upheld on appeal. Within the Inspector's decision it is highlighted that the showroom use of the then proposed development accounted for 28% of the 2,320 square metre floor area and that there was no doubt that the car display area would be the front of the premises and the most prominent part of the development. It was therefore considered that it would be inappropriate to describe the car sales and display element as ancillary to the rest of the proposal and therefore the scheme was considered as a mixed use Class B2/Sui Generis use.

Conclusions

Existing and Proposed Uses

The application site falls within the designated Sevenoaks Road/Cray Avenue business area included within the Proposals Map for the Unitary Development Plan (UDP) as well as within a Strategic Industrial Location (SIL) under the London Plan 2011. The St Mary Cray area has a good level of connection with the M25 and is the Borough's prime location for light industry and warehousing businesses. As such the proposal has a local and regional strategic consideration in terms of the loss of the existing small scale warehouse use.

Bromley is ranked as being restricted in terms of the transfer of industrial land to other uses due to having low levels of industrial land relative to demand. It should be noted that Boroughs within this category are encouraged to have a more resilient approach to such changes of use. This relates to Policy 4.4 of the London Plan where the management and release of surplus industrial land is only compatible where there is sufficient stock of land and premises to meet the future needs of different types of industrial uses within London and contribute to strategic and local planning objectives.

The existing warehouse use therefore forms part of an identified strategic function within not just Bromley but London as a whole. The car showroom element is a non-conforming use within this policy framework and as such evidence must be supplied as to the sufficient supply of suitable industrial land and premises in order to demonstrate that the loss of the existing use would not have a detrimental strategic impact.

The proposal would see the loss of some 1,950 square metres of Class B8 floor space, although Members are advised of the creation of 41 jobs within the proposed mixed use building. The proposal has the following proportions of uses in terms of percentage of floor area and employment (existing jobs in brackets):

Class B1c workshops:	58.8% - 22 jobs (0)
Class B1a offices:	12.3% - 14 jobs (2)
Sui Generis car showroom	21% - 5 jobs (0)
Class B8 warehouse	7.7% - 0 jobs (8)

It is therefore clear that the most extensive use will be that of the proposed Class B1 operation with the Sui Generis showroom and sales operation occupying 21% (348 square metres) of the floor area, although Members will note that this will be the most visible use from Cray Avenue and will also occupy the majority of the parking to be provided. The showroom use also consists of 74 of the 157 proposed parking spaces (approximately 865 square metres), with 64 spaces being for display purposes and 10 for demonstration vehicles.

In this regard the 1998 appeal decision is considered highly relevant. Within the Inspector's decision it is highlighted that the showroom use of the then proposed development accounted for 28% of the 2,320 square metre floor area and it was not, therefore, ancillary to the other uses and would be the most prominent feature. Similar arguments were put forward at that time as to now, namely the large floor area of the building and the poor state of the structure causing issues with letting. The Inspector concluded that St Mary Cray was not over-supplied with business premises and that the non-conforming use would conflict with the UDP, as well as a lack of active marketing to clearly demonstrate a lack of demand for the existing use.

Policy and Evidence

Policy EMP4 is intended to safeguard the Business Areas for uses within Classes B1, B2 or B8 and the supporting text states that proposals not in Classes B1, B2 and B8 will not normally be permitted, whilst London Plan Policy 2.17 states that proposals in SILs should be refused unless they fall within a broad range of industrial types uses and activities. It is considered that neither of these policies preclude the current proposal, given its majority Class B1 and Class B8 use.

The applicant has submitted evidence in support of the local market for the existing warehouse use and finds that there is a low demand for industrial units with a 23 year supply of land (at the recent take up rates) with an average of 13 years supply over the last 4 years. This must be taken within the context of the Council's own evidence, namely the Retail, Office, Industry and Leisure Study 2012 (undertaken

on the Council's behalf by DTZ) which finds that there is a falling requirement for industrial and other business uses due to a decline in the manufacturing sector and a decline in warehousing. There is also a small increase in non-B Class uses requiring traditional employment.

The NPPF states that policies should avoid the long term protection of site allocated for employment use where there is no reasonable prospect of the site being used for that purpose and where there is no prospect of a site being used for the allocated employment use, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The applicant contends that the building, which has been vacant since December 2012, is in a poor state of repair and is in need of significant remedial works that would require significant expenditure. There is evidence of previous failed attempts at this work that suggests this being a long term issue and that the cost of rectifying these problems exceeds the unit's potential return. This position is supported by an accompanying report on the building. A number of competing, modern industrial and warehouse units are identified in the area, including at Crayfields Industrial Park, Lagoon Road, Sandy Lane and in Sidcup. This report concludes that the existing site is unlikely to be let in the current economic conditions given the amount of competing option in a 5 mile area.

Impacts

The proposed building would occupy a smaller footprint than that existing with a modern architectural style. Landscaping would be included to soften the impacts visually to each elevation, whilst the parking areas increase the spatial standards around the building.

The building is considered to be highly ecologically and energy efficient with features such as rainwater harvesting being included. The Council's Highways Officer has concluded that the increase in traffic movements would not be to harmful or unacceptable degree and that issues surrounding visibility onto May Avenue can be dealt with by condition.

It is considered that the proposed building would not harm the amenities of neighbouring residents to May Avenue and would improve the spatial standards and visual amenity.

The primary consideration falls to be the issue of the non-compatible Sui Generis element of the proposal which comprises part of the building and also external display areas. Members will need to consider whether, at 21% of the floor area and the main focal point of the building, the showroom and sales area results in a mixed use that warrants refusing the proposal as a whole. The structural issues of the building are agreed with and it is noted that there are a number of competing uses in the area. It is also noted that there are large self-storage warehouses immediately surrounding the site and although these are not distribution type warehouses, they fall within the same use class.

The proposal offers a significant increase in the employment figures previously allowed for at the building and this is considered to be a beneficial factor in the proposal's favour. The NPPF encourages sustainable economic development, with the existing building offering little scope for large numbers of either employment or redevelopment as a similar use.

On balance the proposal is considered to be acceptable in terms of its impact upon residential and visual amenities of neighbouring residents, will improve the visual character of the site and its setting within the immediate area and will offer an opportunity for good levels of employment. The Sui generis element is contrary to policy, although it is considered that this element is to an extent that it does not undermine the Class B1/8 function of the development as a whole.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01609, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT 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 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 4 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 5 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 6 ACH01 Details of access layout (2 insert) Stanley Way 1m
ACH01R Reason H01
- 7 ACH02 Satisfactory parking - no details submit
ACH02R Reason H02
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 10 ACH21 Car parking to be for customers/employee
ACH21R Reason H21
- 11 ACH22 Bicycle Parking
ACH22R Reason H22
- 12 ACH24 Stopping up of access
ACH24R Reason H24
- 13 ACH29 Construction Management Plan
ACH29R Reason H29
- 14 ACH32 Highway Drainage
ADH32R Reason H32
- 15 Road Safety Audits on the access layout to be provided at appropriate stages of design and construction.

Reason: In the interests of road safety.

- 16 ACK01 Compliance with submitted plan

- ACC01R Reason C01
- 17 No working on vehicles (except washing in the car wash bay) shall take place in the external areas at any time.
- ACC01R Reason C01
- 18 The Sui Generis car showroom and sales use hereby permitted shall not occupy more than 350 square metres of the total internal floor area of the building and no more than 74 of the car parking spaces approved.
- Reason:** In order to comply with Policy EMP4 of the Unitary Development Plan and Policies 2.17 and 4.4 of the London Plan and to prevent an unacceptable expansion of the permitted Sui Generis use.
- 19 The premises shall be used for Class B1c (servicing and workshop), Class B1a (offices), Class B8 (storage) and Sui Generis (car showroom) uses and for no other purpose (including any other purpose in Class B1, B2 or B8 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 Policies 2.17 and 4.4 of the London Plan.
- 20 The Class B1a, B1c and B8 uses hereby permitted shall not operate before 08:00 or after 18:00 Monday to Friday, or before 08:30 or after 13:00 on any Saturday, and shall not operate on any Sunday or Bank Holiday.
- 21 The Sui Generis car showroom use hereby permitted shall not operate before 08:30 or after 19:00 Monday to Friday, or before 08:30 or after 17:30 on any Saturday, or before 11:00 or after 17:00 on any Sunday or Bank Holiday.
- 22 No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic building(s), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
- 23 ACG02 Notice of commencement to HBMC
ACG08R Reason G08

INFORMATIVE(S)

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

land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

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

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

- 3 Regarding the condition concerning notification of commencement to (English Heritage), their address is:

English Heritage
1 Waterhouse Square
138 - 142 Holborn
London, EC1N 2ST
Tel: 020 7973 3000
Fax: 020 7973 3001
E-mail: london@english-heritage.org.uk

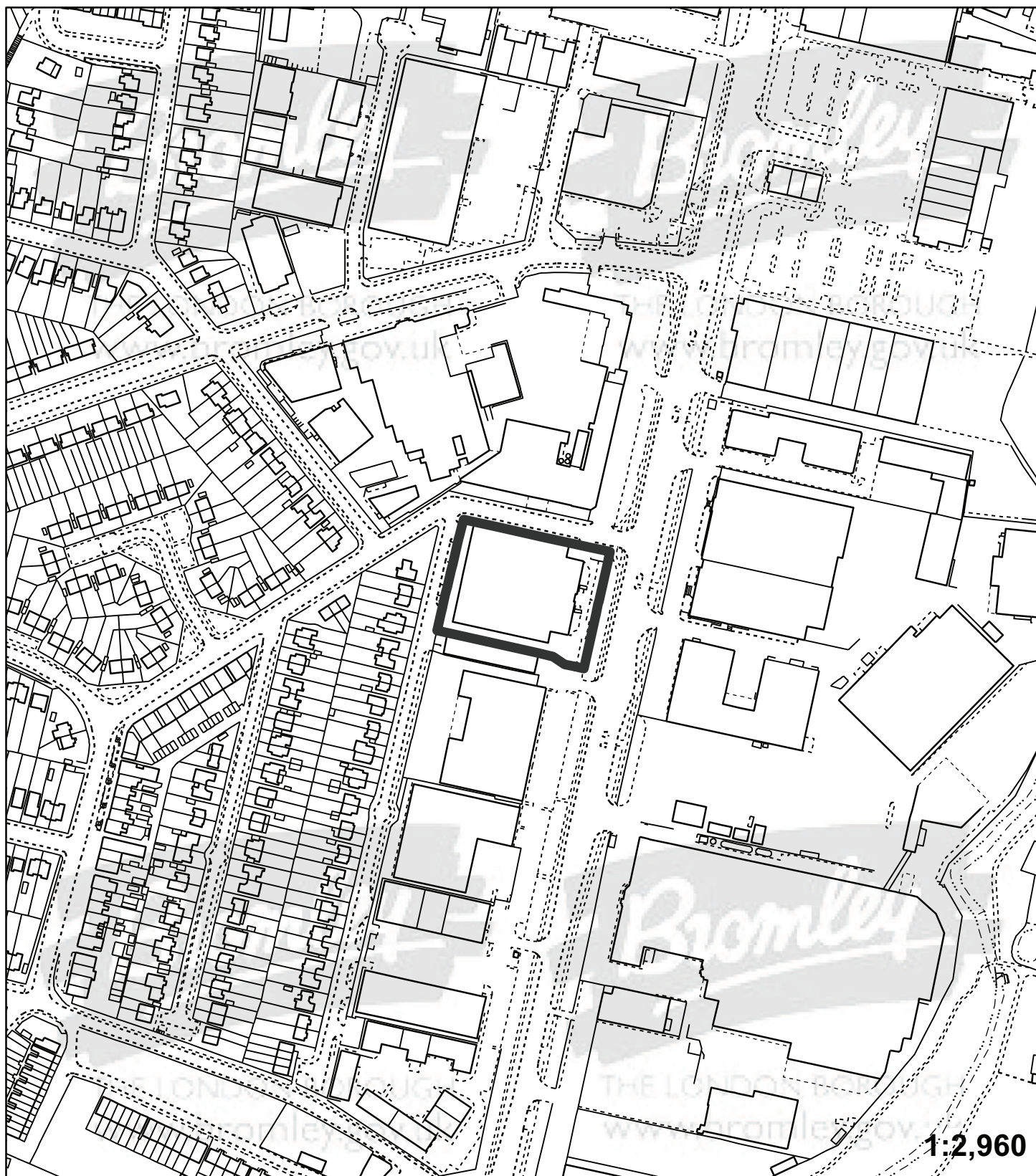
You should quote the Town Planning application number as a reference.

- 4 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.
- 5 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:13/01609/FULL1

Address: 222 Cray Avenue Orpington BR5 3PZ

Proposal: Demolition of existing warehouse and erection of two storey car servicing, MOT and sales complex including Class B1(c) workshop, Class B1(a) offices, Class B8 parts store, sui generis showroom, associated display area, car parking and ancillary staff facilities



"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 : 13/01684/RECON

Ward:
Kelsey And Eden Park

Address : Land Rear Of 426 - 428 Upper Elmers
End Road Beckenham

OS Grid Ref: E: 537342 N: 167462

Applicant : Mr Peter Ellis

Objections : YES

Description of Development:

Removal of condition 1 (which restricts the planning permission to Mr Ellis) and Condition 2 (which requires the use of the premises to cease when Mr Ellis ceases to occupy the premises) from planning permission ref. 05/00042 granted for continued use of the buildings for the servicing of motor vehicles.

Key designations:

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

This application was deferred from Plans Sub Committee on 11th July in order for the application to be re-presented on list 2. The report is repeated below.

Proposal

The application site is used for the servicing of motor vehicles. This application seeks:

- the removal of condition 1 from planning permission ref. 05/00042 which restricts the planning permission to Mr Ellis
- the removal of condition 2 from planning permission ref. 05/00042 which requires the use of the premises to cease when Mr Ellis ceases to occupy the premises

Location

The site is accessed from a shared rear service drive on the west side of Upper Elmers End Road. It is located behind Nos. 426-428 Upper Elmers End Road and to the rear of properties 139/141 Eden Way.

There is residential sited to the west of the site which is separated by a rear access road. A mix of residential and commercial exists to the east of the site with the pub to the north.

Comments from Local Residents

Support for Mr Ellis as operator but concerns that '... a less benign operator could pose substantial difficulties for neighbours'. Would prefer to see conditions transferred to new owner.

Comments from Consultees

No technical concerns are raised from a highways point of view nor in respect of Environmental Health.

Planning Considerations

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

BE1 Design of New Development
EMP6 Outside Designated Business Areas

SPG1
SPG2

Planning History

The use of the site has been continuing since at least 1987. The Council refused a retrospective application (ref. 87/01074) on the following grounds.

This was allowed on appeal subject to conditions. The planning history shows there have been a number of renewal applications for the use of the site until 2005 when planning application ref. 05/00042 granted permission for a permanent use. The personal element was retained in order that the situation could be reconsidered should the business change hands.

Two subsequent applications, refs. 12/02084 and 12/03984, sought to remove Condition 1 and Condition 2 from planning permission ref. 05/00042 and were both refused for the following reason:

Given the sensitive location within which the business is sited, the retention of Conditions 1 and 2 are considered necessary in order to assess the degree of impact on residential amenity by any future operator, the absence of which would be contrary to Policies BE1 and EMP6 of the Unitary Development Plan.

Conclusions

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

The applicant has submitted a supporting statement which highlights that Hartfield Motors has been servicing and repairing cars for local residents for twenty eight years and uses local suppliers. They have also provided work experience for pupils from local schools and submits that the garage is now part of the local community. It states that there have never been any complaints against the garage and the application is submitted with letters of support from neighbouring properties. Restrictions are in place relating to opening hours and no paint spraying or bodywork and these are to remain.

Condition 1 restricts the planning permission to Mr Ellis and Condition 2 requires that when the premises cease to be occupied by Mr Ellis the permitted use shall cease and all materials and equipment to be removed from site.

As part of the application, documentation has been provided to evidence participation in the work experience programme 2009, three letters of support from local business, one letter of support from a residential neighbour at 428 Upper Elmers End Road stating that the '... business activity has not once caused me any inconvenience or nuisance...' and a copy of a letter from the West Beckenham Residents' Association which states '...we did not want to prevent Mr Ellis from passing on the business but...that the same considerations should be applied to the new owner...'.

Whilst it is acknowledged that the business has operated for many years without considerable detrimental impact on the neighbouring amenities it is the case that due to Condition 2 once Mr Ellis ceases to occupy the premises the business has to cease too.

It should be noted that the Inspector originally saw justification to grant a personal and limited planning permission:

(appeal decision issued 31 may 1988) '...your client is a hard working young man who, after some years of study and the completion of an apprenticeship, is now well qualified to make a success of his own business...' '...there is justification in the particular circumstances of this case to grant a personal planning permission for a limited period of 2 years...'

The submissions referred to above tend to highlight and reflect the observations made by the Inspector but cannot influence or guarantee the style of operation of any future operator. It remains that the site is in a sensitive location and that without the Conditions in question it is likely the site would not have had the benefit of such a planning permission in the first instance. Additionally the personal element was retained with the permanent planning permission (ref. 05/00042) in order that the situation could be reconsidered should the business change hands.

Policy EMP6 recognises the importance of the retention of business sites located outside of designated Business Areas whilst at the same time wishes to protect local residential amenity. It is for this reason that whilst the Council recognise the value of the local business within the area it also recognises the need to protect

nearby residential amenity and to this end would welcome an application to amend planning conditions by replacing the personal permission of 'Mr Ellis' with another named operator.

Given the considerations discussed above and the sensitive location within which the business is sited it is considered necessary to retain a restriction in the form of existing Conditions 1 and 2 in order to assess the degree of impact on residential amenity by any future operators of the site.

It is not considered that any additional information or justification has been submitted since the previous refusal (ref. 12/03984) and as such remains unacceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01684, 12/03984, 12/02084, 05/00042 and 87/01074, excluding exempt information.

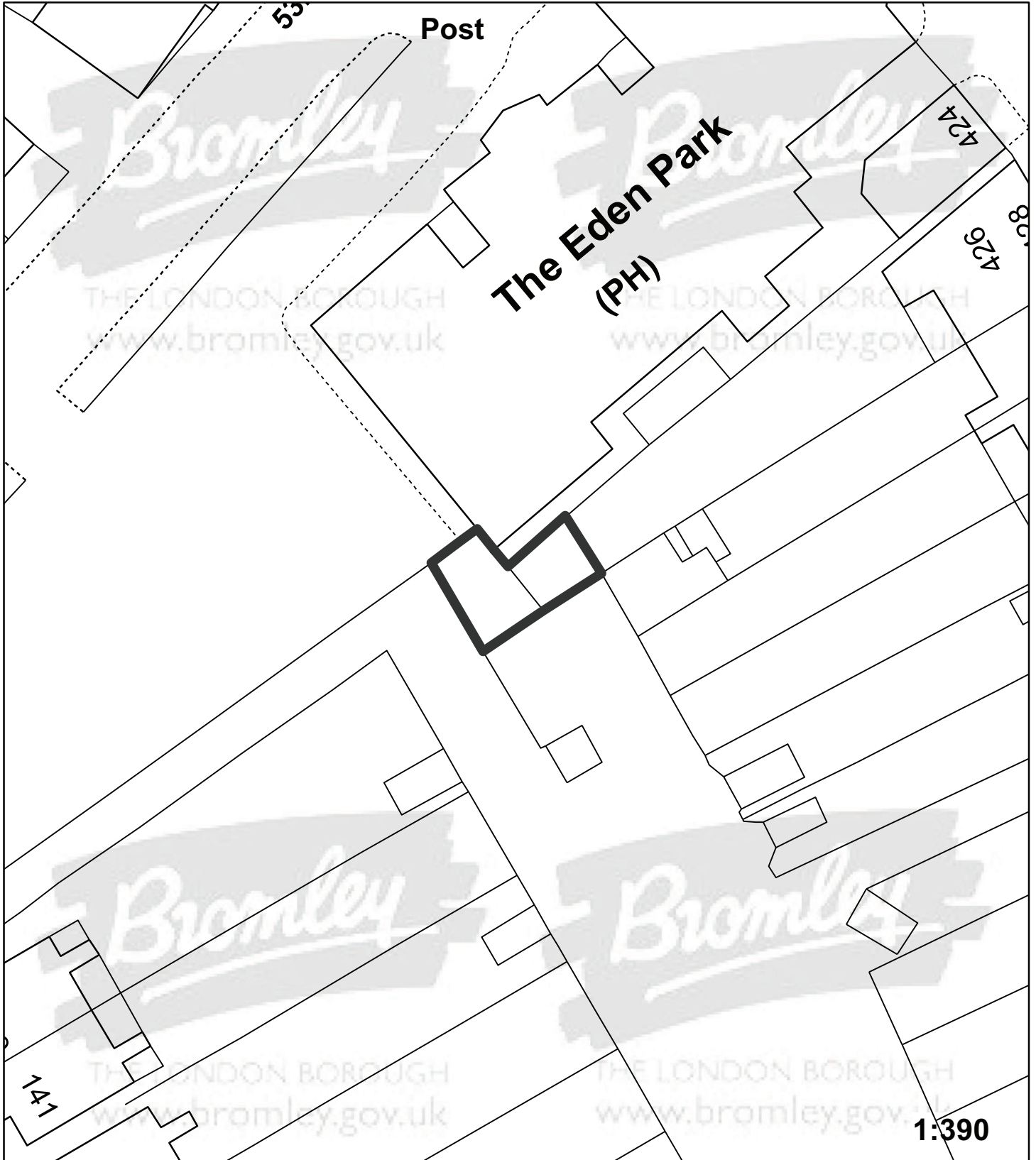
RECOMMENDATION: APPLICATION REFUSED

- 1 Given the sensitive location within which the business is sited, the retention of Conditions 1 and 2 are considered necessary in order to assess the degree of impact on residential amenity by any future operator, the absence of which would be contrary to Policies BE1 and EMP6 of the Unitary Development Plan.

Application:13/01684/RECON

Address: Land Rear Of 426 - 428 Upper Elmers End Road Beckenham

Proposal: Removal of condition 1 (which restricts the planning permission to Mr Ellis) and Condition 2 (which requires the use of the premises to cease when Mr Ellis ceases to occupy the premises) from planning permission ref. 05/00042 granted for continued use of the buildings for the



"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 : 13/01742/FULL1

Ward:
Crystal Palace

Address : Paxton Arms 52 Anerley Hill Anerley
London SE19 2AE

OS Grid Ref: E: 534014 N: 170507

Applicant : Mr M Malida

Objections : YES

Description of Development:

Construction of mansard roof, roof terrace, elevational alterations and conversion into part class A1 retail in basement and ground floor, 3 one bedroom and 4 two bedroom flats with associated parking, access, cycle and refuse storage

Key designations:

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

Proposal

This application seeks permission to change the use of the public house to Class C3 (residential) at basement, ground, first and second floors with a new mansard roof creating a third floor to provide 3 one bedroom and 4 two bedroom flats. Class A1 retail floor space is also being retained on part of the basement and ground floor of the building. The proposal includes the provision of communal amenity space, 2 off street car parking spaces, cycle and refuse storage in the former parking area/ beer garden to the rear of the building. A private roof terrace is also proposed to the third floor flat.

The proposal includes the removal of an existing rear addition to open up the existing light well at the rear to allow for new fenestration to the basement accommodation.

It is proposed to retain the existing architectural detailing and windows to the front/side façade of the building.

Location

The site comprises a four storey building (including basement) which was formerly in use as a public house with ancillary residential accommodation on the second floor. The site is an end of terrace property which lies within a small parade of mixed use buildings of three storeys in height, comprising commercial ground floor units with residential or ancillary storage above. The site has a very attractive façade facing Anerley Hill and Palace Road although the building is not statutorily or locally listed. The proposal is located on the corner of Anerley Hill and Palace Road. There are waiting restrictions immediately outside the development. The site is located in an area with a high PTAL rate of 6a. The site does lie opposite The Crystal Palace Park Conservation Area which encompasses Crystal Palace Railway Station. To the rear of the site, the area is predominantly residential comprising many flatted developments of 3/4 storeys in height and to the south the area is predominantly in mixed commercial and residential use.

Comments from Local Residents

Two letters of objection have been received to date in response to public consultation on the application which are summarised below:

- increase in the height of the elevation would be out of character with the existing building and surrounding buildings on Anerley Hill and will impact the sunlight to neighbouring properties on Palace Road and Pleydell Avenue,
- the building is already bigger than surrounding commercial and residential properties on the road to increase it further would be out of proportion to its surroundings and will reduce the aesthetics of the area,
- concern with lack of parking and the pressure on parking this development will cause to an already congested situation on Palace Road,
- the parking survey was undertaken at unrepresentative times of the day.

Comments from Consultees

No technical objections have been received from Thames Water or from a Drainage point of view.

With regard to Highway matters the provision of 2 car parking spaces is considered unsatisfactory, however the parking stress surveys accompanying the application indicate that parking capacity exists within the local road network, within the vicinity of the site, to accommodate the potential displacement of vehicles associated with the residential element of the development proposals. Furthermore, given the transport accessibility is good (6 being most accessible) a reduction in the parking requirement may be justified as the site is considered accessible to public transport links, being within walking distance of bus routes and a Rail Station.

Observations have been received from an Environmental Health (Housing) point of view regarding the proposed development in that there is limited communal recreational space particularly for those flats capable of family occupation. Windows to all living areas including bedrooms should allow for reasonable outlook and views of open space to allow for the supervision of outside recreational space (to be used by children). Furthermore the only means of natural ventilation to the

living room would be via French doors which would present a conflict between providing natural ventilation to the room and adequate security.

At the time of writing this report comments from Waste Services and the Designing Out Crime officer had not been received. Any comments received will be reported verbally at the meeting.

Planning Considerations

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

BE1 (Design of New Development), BE2 Mixed Use Developments, BE13 (Development Adjacent to Conservation Areas), T1 (Transport Demand), T2 (Assessment of Transport Effects), T3 (Parking), T18, Road Safety, C1 (Community Facilities), C3 (Access to Buildings for People with Disabilities), H7 (Housing Density and Design), H12 (Conversion of Non-Residential Buildings to Residential Use) and S5 (Local Neighbourhood Centres, Parade and Individual Shops).

There are a number of other relevant policy documents that are a material consideration in the assessment of this application including:

The London Plan including The Mayor's Housing Supplementary Planning Guidance on the quality of housing design and minimum room sizes and The National Planning Policy Framework.

Planning History

There is no recent planning history at the site however Members may be aware of a similar public house conversion further along the road at the former Thicket Tavern, Anerley Road in which permission was granted under ref. 11/02239 for the extension of (including three storey and mansard roof extension) and conversion of the building into 6 two bedroom flats, part Class A2 commercial use and associated parking, cycle and refuse storage.

Conclusions

The main issues in this case are whether the current proposal represents an appropriate use of this building, whether the proposed mansard roof and change of use would represent an over-intensive use of the site and whether the proposal would be in keeping with the character, visual and residential amenities of the locality in general.

The building on site is at present vacant and has been closed since April this year due to the business falling into decline. Whilst the loss of this community facility is regrettable there are no relevant planning policies within the UDP or London Plan which seeks to retain public houses. Members may consider that the loss of this use is not considered to have a detrimental impact upon the vitality and viability of the locality. The retention of a Class A1 use with a roadside frontage will

complement the existing shopping parade. Members may consider that the proposed residential use will be in keeping with the character and surrounding residential properties and therefore the principle of the change of use may be considered acceptable.

Policy H12 in the Bromley UDP states that conversions of non-residential buildings are not likely to be acceptable where there continues to be a viable commercial use or demand for such a use. It is acknowledged that the premises are now closed and no marketing information has been provided by the applicant to support the application. However, given that the public house had been in decline for a number of years, Members may consider that the retention of a commercial use is acceptable and likely to be a generator for local employment within the area.

With regard to density on the site, the size of the site is approx. 318sq.m. The proposal is for 7 flats in total, each achieving the minimum (or above) room size standards as set out in the Mayor of London's Housing SPG. The proposal equates to approx. 220 units per hectare. It is noted that Central Government advice has removed reference to density specific requirements; however Members may wish to consider whether the proposed density is acceptable in this urban location of high transport accessibility and access to public amenity space both on site and within 5minute walk away to nearby Crystal Palace Park.

The proposed residential use, compared to the redundant public house, will clearly create a higher level of activity surrounding the site on a 24/7 basis. Restriction on the hours of operation for the commercial use of the development can be conditioned in order to protect the local amenities of the area. On balance, Members may consider that the proposed development represents a good opportunity to provide a mixed-use scheme within this site that could maximise its potential by adding diversity to the local economy.

With respect to local residential and visual amenity, it is acknowledged that objections have been raised in respect to potential lighting issues and on-street parking pressures. The increase in the height of the building with the provision of a mansard roof will be seen from adjoining development, however it is considered that there will be a reasonable degree of separation from the site and properties in Pleydell Avenue to the north of the site and those residential properties further to the south to not have an adverse impact upon the residents of those properties in terms of overlooking and loss of light. Minor alterations are proposed to the fenestration at the rear of the existing building, including a new ground floor window and windows and a door at lower ground level. The proposed mansard roof would extend virtually the full width and depth of the building but will allow for a private roof terrace to the top flat which would face the rear of the site and Palace Road. Whilst it is considered that there would be a reasonable degree of separation with the nearest residential properties in Palace Road, it would be appropriate to impose a planning condition with regard to balcony screening to mitigate any potential for overlooking.

With regard to parking, no technical objections have been raised from a highway point of view given the high transport accessibility of the location and capacity for on-street parking.

With regard to the appropriateness of the mansard roof, it is acknowledged that the extension would clearly be a visible addition on this corner site. Such development is not out of character in the area and other examples of mansard roofs include the recently converted Thicket Tavern further down the road and at 2-4 Waldergrave Road which is close by. The proposed extension is not considered to detrimentally affect the views of the adjacent Crystal Palace Park Conservation Area or the street scene in general. Further works to retain the existing architectural features of this building, together with the mansard roof aim to complement and respect the integrity of the host building.

Members are therefore asked to consider whether the proposal would result in a positive contribution of the vitality and viability of this area, providing a mixed use development offering potential for local employment and further residential accommodation within this area.

In the event of planning permission being granted, it is noted that this development would be CIL liable (Community Infrastructure Levy).

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02239, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC07 Materials as set out in application
ACC07R Reason C07
- 5 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 6 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 7 ACH22 Bicycle Parking
ACH22R Reason H22
- 8 ACH32 Highway Drainage
ADH32R Reason H32
- 9 ACI21 Secured By Design
ACI21R I21 reason
- 10 ACI24 Details of means of screening-balconies
ACI24R Reason I24R
- 11 ACK01 Compliance with submitted plan
ACC07R Reason C07
- 12 The area of the ground floor and basement (as shown on drawing 6283-P03) shall be used for Class A1 use and for no other purpose.

Reason: In order to protect the viability and vitality of the area and in the interests of local residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 13 The Class A1 use hereby permitted at ground floor and basement level shall not operate before: 08.30am and after 18:00 on any Monday to Friday, nor before 09:00 and after 17:00 on any Saturday, nor at any time on Sundays or Bank Holidays.

Reason: In the interest of residential amenities and to comply with Policies BE1 and H7 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

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

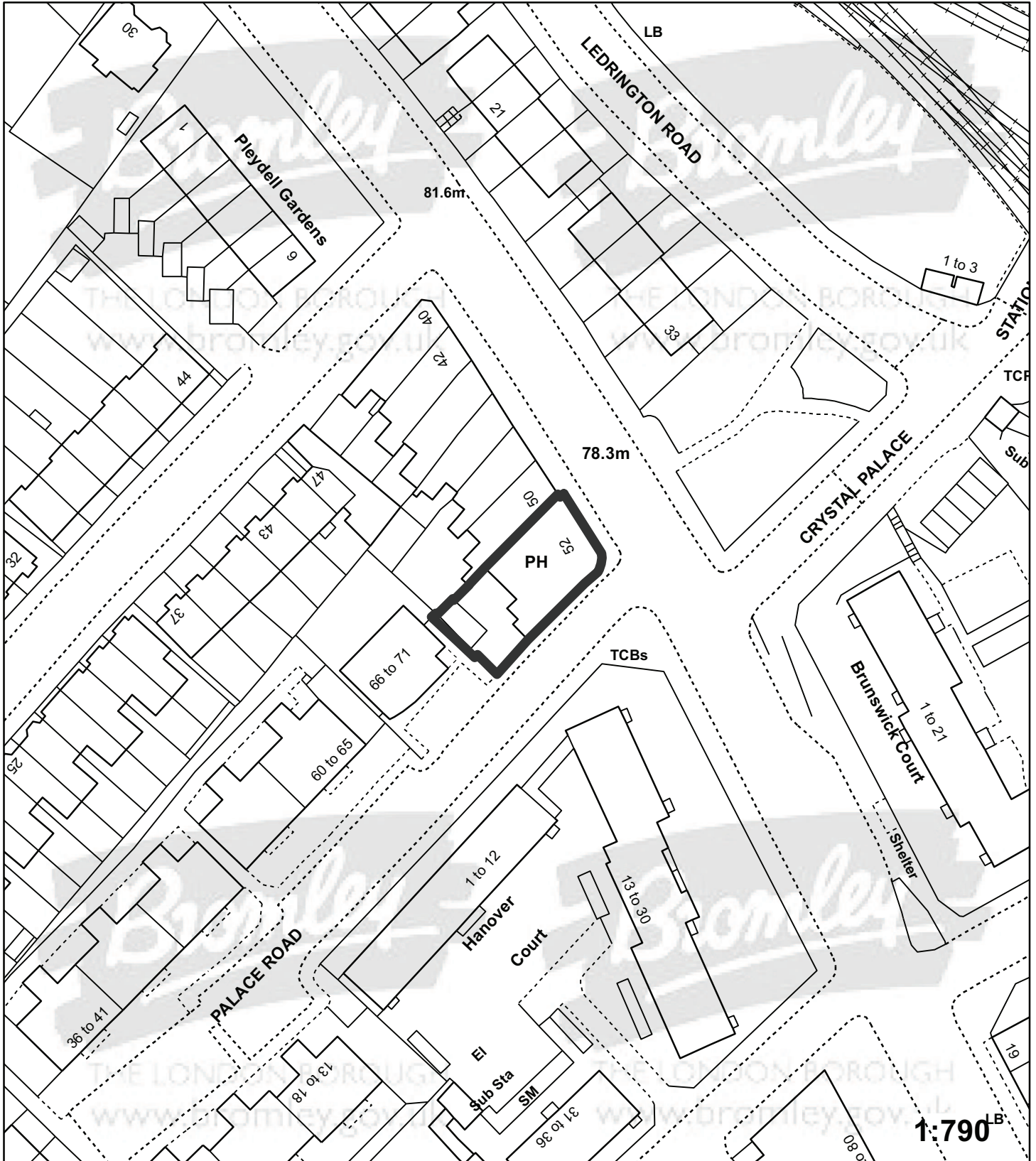
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 3 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming/modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

Application:13/01742/FULL1

Address: Paxton Arms 52 Anerley Hill Anerley London SE19 2AE

Proposal: Construction of mansard roof, roof terrace, elevational alterations and conversion into part class A1 retail in basement and ground floor, 3 one bedroom and 4 two bedroom flats with associated parking, access, cycle and refuse 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"

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SECTION '2' – Applications meriting special consideration

Application No : 13/01774/FULL1

Ward:
Orpington

Address : Land At Birchington Close Orpington

OS Grid Ref: E: 547465 N: 166035

Applicant : Ms Satwinder Kukadia

Objections : NO

Description of Development:

Erection of two 2 storey dwellings and one single storey flat, with associated garden, landscaping and parking.

Key designations:

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

Proposal

Planning permission is sought for the erection of two 2 storey dwellings and one single storey flat arranged in a terrace measuring a total of 16.4m wide, 9.8m deep and a maximum height of 8m for the two dwellings. Each unit would have one parking space, accessed from Hart Dyke Road. Gardens are set to the rear.

This application follows two proposals of similar description that were refused in 2012 (see history). The difference lies in shifting the development slightly to the north, away from Birchington Close and towards the properties to the rear of Hart Dyke Road. The unit closest to the properties of Hart Dyke Road has been altered from a two storey to single storey unit.

Location

The application site is set to northern edge of Birchington Close with a frontage onto Hart Dyke Road to the east. The land to the north, east and south is predominantly residential, characterised by a mixture of 2 storey dwellings, and flatted blocks up to 4 storeys in height. To the west is a parade of commercial units with residential units above in a three storey terrace.

Comments from Local Residents

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

Comments from Consultees

Tree Officer - The application is accompanied by an arboricultural report and this has identified 6 trees, 5 sycamores and 1 cherry. Four trees have been graded U and two graded C. There are no significant trees at the site. Suggests conditions.

Drainage - The applicant is advised to use soakaways to dispose of surface water run-off. Suggests condition and to refer to Thames Water.

Thames Water - no objection with regards to sewerage or water infrastructure. Suggests informatives.

Highways - The proposal is for 3 dwellings with one parking space each. The application indicates the units will be socially rented and so the parking provision accords with the standards in the UDP.

Would have concerns that one of the proposed crossovers is closer to the junction of Hart Dyke Road and Birchington Close than the 10m normally required by Area Management. Given the location they have suggested that the parking space for the new property is located to the rear of Birchington Close.

It is understood that the grassed area on the Hart Dyke Road side of the site is owned by the Council and that it is currently maintained under the highways contract. We are unaware that it has been formally adopted as highway but it does form part of the highway corridor and has been available for use. We would therefore suggest that highway rights are stopped up before development commences. Either plans should be requested with the relocated parking or perhaps condition H02 applied.

Crime Prevention Officer seeks to have the agreed 'Secure by Design' condition attached to any permission that may be granted in connection with this application.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T11 New Accesses
- T18 Road Safety

London Plan policies

- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 6.13 Parking
- 7.6 Architecture

Planning History

Outline consent has been granted for a community centre under ref. 02/02736. A reserved matters application under ref. 07/02356 was withdrawn.

12/02174/FULL1 - Erection of 3 three bedroom 2 storey houses with associated garden, landscaping and parking. Refused for:

1. The proposals, by reason of the dwellings siting, height and substandard separation distance to No. 7 Hart Dyke Road would result in a visually overbearing impact and loss of sunlight, which would be detrimental to the amenities which the occupiers of adjoining properties might reasonably expect to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

12/03365/FULL - Erection of 3 three bedroom 2 storey dwellings with associated garden, landscaping and parking. Refused for:

1. The proposals, by reason of the dwellings siting, height and substandard separation distance to No. 7 Hart Dyke Road would result in a visually overbearing impact and loss of sunlight, which would be detrimental to the amenities which the occupiers of adjoining properties might reasonably expect to enjoy, contrary to Policy BE1 of the Unitary Development Plan.
2. The development of the site as proposed would result in minimal side space provision to the south side boundary, presenting a cramped appearance and visually overbearing impact, detrimental to the street scene and visual amenity of the area, contrary to Policies BE1 and H9 of the Unitary Development Plan.

The applicant has also made use of the Councils formal post-application advice service which was generally supportive of their revised scheme. This has been reflected in this submission.

Conclusions

The main issues relating to this proposal are the principle of development, impact of the development on the streetscene and character of the local area, amenities of neighbouring residential properties, the highway and parking. Given the planning history, a key issue is how this application has addressed the previous refusal reasons. All other aspects are again fully assessed.

Density and site layout

There was no objection to the principle of development under the previous applications. The development comprises residential accommodation. The site is

not allocated for a particular use and lies outside of the Green Belt, employment areas and commercial areas. The principle of residential accommodation is acceptable in land use terms.

The existing site is a boarded up and vacant yard previously used for lock-up garages, some of which remain in disrepair. The site layout is flat and represents an opportunity to bring it back into better use, subject to all other material considerations.

The site has a low PTAL rating of 1B (on a scale of 1-6), policy H7 states that suburban settings with an accessibility rating of 1-2 (predominant housing type of detached houses) should provide a density of 30-50 dwellings per hectare. The locality however, is largely typified by flats and attached dwellings where a density of 50-80 dph is acceptable. The proposals here equate to a figure of 60dph, which is acceptable.

Two dwellings would have a GIA of 96 square metres, which for a 3 bedroom, 5 person dwelling would accord with the London Plan. One flat would have a GIA of 49 square metres, which for a 1 bedroom 2 person dwelling would accord the London Plan. The internal room layout is also acceptable.

The rear gardens are approximately 11.8m deep, covering an area of Plots 1 and 2 have rear garden access via a shared gate at the end of the gardens. Plot 3 has a private side access into the rear garden, utilising the side space. The gardens are arranged in single rectangular blocks and are considered to be of an acceptable size and practical arrangement for everyday use.

Design and appearance

The surrounding locality is typified by a mixture of two storey attached dwellings and flatted blocks up to 4 storeys in height. There is a wide variety of materials and architectural styles, resulting in a varied streetscene.

The design was previously considered acceptable under the previous application, but one of the units is now just single storey, which is considered acceptable. The proposal incorporates brick on the ground floor elevations, render on the first floor and asymmetrical front and rear gable ends, punctuated with windows. This creates a contemporary appearance which it considered to be acceptable for the locality.

The dwellings would maintain a minimum 1.5m distance from the boundary with Birchington Close and widens to 2.8m towards the front of the site. This is slightly greater level of separation to the 12/02174 application which received no objection in this regard. This proposal would result in an acceptable side space provision, providing a good buffer to the street. It would have an acceptable impact on to the streetscene and visual amenity of the area, in accordance with Policies H9 and BE1. It overcomes the second refusal reason of the most recent application ref. 12/03365.

Residential amenity

The other previous reason for refusal was the impact of the proposal on No.7 Hart Dyke Road. The scheme has been amended with this in mind. To address the refusal reason, the two story unit has been replaced with a single storey unit. This would be largely hidden from view from the south given the high boundary wall and its relationship to No.7 Hart Dyke Road is considered acceptable in terms of height and bulk presented.

Trees

The revised design and layout raises no additional concerns with regards to trees or parking. The application was submitted with an arboricultural report which states that no trees are to be harmed, and the Council concurred with this view.

Highways and parking

Each dwelling would be provided with one parking space, accessed from Hart Dyke Road. Policy 6.13, Table 2 of the London Plan states that maximum parking standards for 3 bedroom residential development is between 1.5-1 spaces per unit. The proposals here would accord with the London Plan. Concerns over construction could be handled by way of a construction management plan which could be secured by condition.

Concerns were raised that one of the proposed crossovers is closer to the junction of Hart Dyke Road and Birchington Close than the 10m normally required by Area Management. It is suggested that details of parking be secured by condition.

In regards to drainage, sewerage and water infrastructure, there is no objection to the proposal. Details will be secured by condition.

Overall, the proposed development has overcome the previous reasons for refusal and now presents a scheme that would have an acceptable impact on the character of the area and amenity of nearby residents. It offers an acceptable layout of new residential properties and would bring the site back into better use.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01774, excluding exempt information.

as amended by documents received on 24.05.2013

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

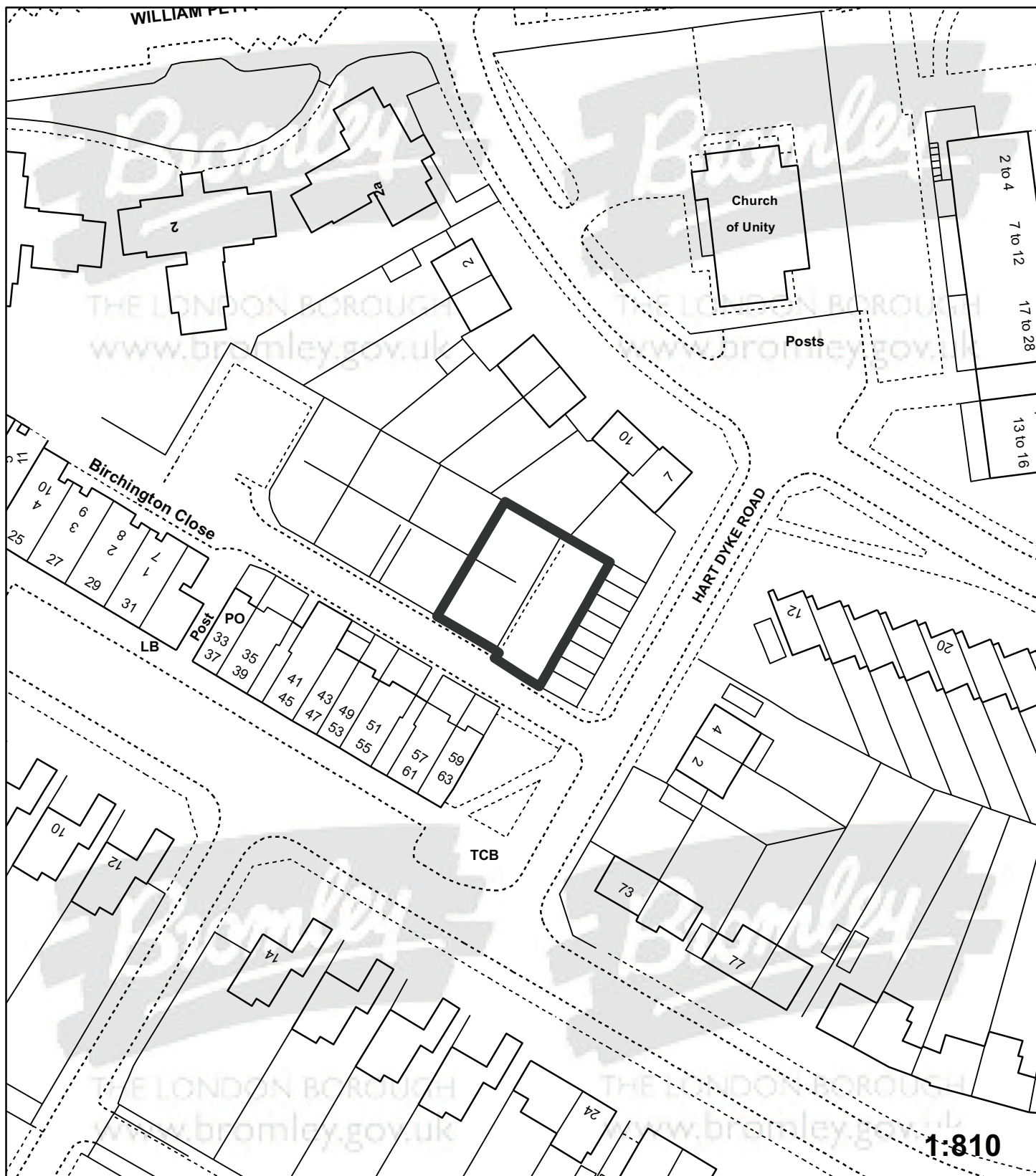
- | | | |
|---|-----------------|--|
| 1 | ACA04
ACA01R | Landscaping Scheme - full app no details
A01 Reason 3 years |
| 2 | ACA08
ACA08R | Boundary enclosures - implementation
Reason A08 |
| 3 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |
| 4 | ACB02
ACB02R | Trees - protective fencing
Reason B02 |

- 5 ACB03 Trees - no bonfires
 ACB03R Reason B03
- 6 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 8 ACC03 Details of windows
 ACC03R Reason C03
- 9 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 10 ACD04 Foul water drainage - no details submitt
 ADD04R Reason D04
- 11 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 12 ACH09 Restriction on height to front and flank
 ACH09R Reason H09
- 13 ACH15 Grad of parking area or space(s) (2 in) parking spaces
 1:10
 ACH15R Reason H15
- 14 The existing access shall be stopped up at the back edge of the highway
 before any development is first commenced in accordance with details of an
 enclosure to be submitted to and approved in writing by the Local Planning
 Authority. The approved enclosure shall be permanently retained as such.
 ACH24R Reason H24
- 15 ACH29 Construction Management Plan
 ACH29R Reason H29
- 16 ACH32 Highway Drainage
 ADH32R Reason H32
- 17 ACI01 Restriction of all "pd" rights
 ACI03R Reason I03
- 18 ACI21 Secured By Design
 ACI21R I21 reason
- 19 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:13/01774/FULL1

Address: Land At Birchington Close Orpington

Proposal: Erection of two 2 storey dwellings and one single storey flat, with associated garden, landscaping and parking.



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

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SECTION '2' – Applications meriting special consideration

Application No : 13/02016/FULL6

Ward:
Copers Cope

Address : 2 The Drive Beckenham BR3 1EQ

OS Grid Ref: E: 537158 N: 169389

Applicant : Mr Trevor Hadjimina

Objections : YES

Description of Development:

First floor side and rear extension to incorporate enlargement of existing roof

Key designations:

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

Proposal

The proposed extension will form an L-shape and be situated to the southern and eastern sides of the original part of the dwelling. The extension will project 3 metres sideward and 3.3 metres to the rear and incorporate a hip-to-gable roof which will align with the original part of the house. The element to the rear will incorporate a flat roof. In effect this proposal will involve the removal of an existing first floor/roof extension which has been partially built to the southern side of the dwelling, above an existing single storey side extension.

Location

The application site is situated along the eastern side of The Drive, approximately 40 metres north of its junction with High Street, Beckenham. It is visible from the High Street, being the first dwelling along that side of the road, and benefits from a wide frontage, much of which is occupied by an existing side extension.

The southern boundary of the site adjoins an access drive which serves commercial properties to the rear of the High Street.

Comments from Local Residents

Representations were received from local residents, which are summarised as follows:

- overdevelopment
- poorly drafted plans
- house has already been over extended
- harmful to amenities of No 4 due to its bulk, massing and overshadowing
- house should be built out to within the building envelope as it stands or as has already been approved
- reference to a 'store' on the party wall GF rear: this was required by the LPA to be a 'cut-away' to restore some loss of amenity suffered by No 4

Comments from Consultees

Not applicable.

Planning Considerations

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

BE1 Design of New Development
 H8 Household Extensions
 H9 Side Space

Planning History

There is an extensive planning and enforcement history associated with the application site, stretching from 1995 which is set out below.

95/01976 SINGLE STOREY SIDE/REAR EXTENSION PERMITTED

97/01718 SINGLE STOREY SIDE/REAR GABLE END ROOF AND REAR DORMER EXTENSIONS (RETROSPECTIVE APPLICATION) PERMITTED

98/00255 FIRST FLOOR SIDE EXTENSION WITH REAR DORMER WITHIN ROOF AND REAR DORMER AND SINGLE STOREY REAR EXTENSION PART RETROSPECTIVE APPLICATION REFUSED

98/01830 FIRST FLOOR SIDE EXTENSION REFUSED

99/03323 FIRST FLOOR SIDE EXTENSION WITH REAR DORMER WITHIN ROOF REFUSED

00/02092 FIRST FLOOR SIDE EXTENSION WITH ACCOMMODATION WITHIN ROOF. REFUSED

00/03485 SINGLE STOREY SIDE/REAR EXTENSION AND GABLE END/REAR DORMER EXTENSION (REVISIONS TO PERMISSION REF:

97/01718 COMPRISING INCREASED HEIGHT OF SINGLE STOREY SIDE EXTENSION AND REMOVAL OF PITCHED ROOF, INCREASED WIDTH OF PART OF SINGLE STOREY PERMITTED

02/03830 SINGLE STOREY SIDE/REAR EXTENSION AND GABLE
END/REAR DORMER EXTENSION REVISIONS TO PERMISSION 00/03485
REFUSED

04/03998 EXTENDED WIDTH TO EXISTING REAR DORMER AND 2M HIGH
WALLED ENCLOSURE ADJACENT TO NORTHERN BOUNDARY
RETROSPECTIVE APPLICATION REFUSED

04/03999 PITCHED ROOF TO EXISTING SINGLE STOREY SIDE
EXTENSION WITH ROOF TERRACE BEHIND, INFILL BETWEEN CHIMNEYS
ON GABLE TO MAIN ROOF, RETENTION OF GARDEN SHED IN REAR
GARDEN ADJACENT TO NORTHERN BOUNDARY
RETROSPECTIVE APPLICATION REFUSED

05/02509 PITCHED ROOF TO EXISTING SINGLE STOREY SIDE
EXTENSION WITH RAISED PARAPETS TO FRONT AND REAR AND
RETENTION OF EXISTING ROOF TERRACE BEHIND REFUSED

09/01764 FIRST FLOOR SIDE EXTENSION WITH ACCOMMODATION IN
ROOF SPACE. REFUSED

10/02153 FIRST FLOOR SIDE EXTENSION WITH SOLAR PANEL ON ROOF
REFUSED

10/03639 NEW ROOF TO EXISTING SINGLE STOREY SIDE EXTENSION TO
INCLUDE SOLAR PANELS PERMITTED

13/00216 FIRST FLOOR REAR EXTENSION REFUSED

The Council granted planning permission under ref 95/01976 for a single storey side/rear extension. Planning permission was subsequently granted under ref. 97/01718 for a single storey side/rear gable end roof and rear dormer extensions (retrospective application).

However, various alterations have been made to the approved schemes ranging from alterations to the approved ground floor extensions, roof alterations including gable end features and a rear dormer extension, to a number of applications for a first floor side extension of varying design and scale, which were refused under refs. 98/00255, 98/01830, 99/03323, 00/02092, 02/03830, 04/03998, 04/03999, 05/02509, 09/01764 and 10/02153. Subsequent appeals made in respect of the some of these applications and/or associated enforcement actions were all dismissed.

Enforcement issues

In December 2001 permission was granted under ref. 00/03485 for amendments to permission ref. 97/01718. The new permission required changes to the unauthorised works, in the form of conditions, which were required to be substantially completed by 30th June 2002. These included that No 3 that:

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

The above conditions were not complied with and as a result on 2nd September 2003 a Breach of Condition Notice was served which required the following steps to be taken in order to comply with the Notice:

1. Remove the unauthorised part of the single storey extension (that part which extends beyond 3.5 metres adjacent to no. 4 The Drive, Beckenham;
2. Remove the infill extension between the two chimneys at roof level;
3. Set the rear dormer back from the flank wall of the gable end;
4. Tile hang the rear dormer in accordance with that permitted under ref. 00/03485;
5. Remove the unauthorised shed immediately adjacent to the rear extension;
6. Remove all structures above the permitted level of the single storey side extension (3.6 metres high to flat roof).

The owner/occupier of the site failed to fully comply with the Notice and as a result prosecution actions was pursued by the Council in July 2005. The Court found the occupier not guilty, however the occupier (as the person responsible) was found guilty of failing to comply with the Breach of Condition Notice.

To date steps 1 and 2 of the above Notice remain outstanding.

10/03639

Planning permission was granted for a "mansard" roof above the existing single storey side extension to include solar panels under ref 10/03639. Work commenced on that extension in the summer of 2012; however the Council subsequently issued Enforcement and Stop notices on the basis that a 2 storey extension was being constructed in lieu of the approved roof extension. The applicant appealed against the enforcement action and the Planning Inspector who considered the matter accepted, as argued by the appellant - in an Appeal Decision dated 7 December 2012 - that the upper section of walling so far constructed could support side sections of roofing illustrated in the approved plans. To date no further work appears to have been carried on the roof extension.

13/00216

Most recently, planning permission was refused for a first floor rear extension which was proposed above an existing single storey rear extension. The proposed addition would align with the existing as-yet uncompleted roof extension at the southern side (as approved under ref 10/03639), extending to a depth of 5.1m. It would maintain a separation of 2.0m (as scaled from the submitted plan) to the northern boundary which adjoins the property at No 4. The reasons for refusal related to the harm which would be caused to the amenities of the adjoining property at No 4; and due to the ensuing cramped overdevelopment of the site.

Conclusions

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

As Members will be aware, this site is the subject of a considerable planning history, including enforcement action. The dwelling has been intermittently extended, but remains in an unfinished state and, as a result, the building appears unsightly and harms local visual amenity. This impact is made worse by its prominent position, being especially visible from the main High Street thoroughfare.

As noted above, enforcement action was most recently sought to remove the existing first floor/roof extension to the southern side of the dwelling. However, the Planning Inspector who considered the matter accepted the upper section of walling so far constructed could support side sections of roofing illustrated in the "mansard roof" extension approved under ref. 10/03639. To date no further work appears to have been carried on that extension and it remains incomplete.

This current application which, in effect will involve the removal of the existing first floor section of walling which would have accommodated a "mansard roof", will help to improve the overall visual amenities of the site. In its place permission is sought to construct a first floor extension of more conventional design which will project half way across the width of the existing ground floor side extension, and further 3.3m beyond the rear elevation of the original part of the house. Much of the existing first floor bulk will be removed and the finished scheme will appear more typical of the surrounding streetscene, including other houses which have been extended. The area to the side of the existing first floor extension will incorporate a flat roof, thereby helping to reduce the bulk of the development.

In comparison to the first floor rear extension refused under ref. 13/00216 the separation between the proposed extension and the boundary with No 4 has been increased from 2.0m to 2.8m and its depth reduced from 5.1m to 3.3m. These changes are considered to adequately address the concerns previously raised in relation to the impact on the amenities of the neighbouring property at No 4.

In conclusion it is considered that this proposal can potentially address long-term concerns relating to the appearance and unfinished state of the application site and its impact on local visual amenity. In order to ensure that the works are sympathetically undertaken, and to prevent any sub-division of the site, various conditions are suggested which are outlined below.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/01718, 00/03485, 05/02509, 09/01764, 10/02153, 10/03639, 13/00216 and 13/02016, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

- 2 Before the development hereby permitted is commenced, the existing first floor side/roof walling to the southern side of the dwelling shall be demolished and all rubble removed from site.
ACC03R Reason C03
- 3 The first floor side/rear extension hereby approved shall be carried out as a single building operation and completed as one building operation.
ACC03R Reason C03
- 4 Unless otherwise agreed in writing by the Local Planning Authority the first floor and roof extension hereby approved shall not include any dormer.
ACC03R Reason C03
- 5 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 6 Details of the proposed windows to be utilised in the extension shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.
ACC03R Reason C03
- 7 ACI13 No windows (2 inserts) first and second floor flank extension
ACI13R I13 reason (1 insert) BE1
- 8 ACI07 Restrict to members of household (1 in) at 2 The Drive
ACI07R Reason I07
- 9 ACI14 No balcony (1 insert) the ground floor extensions
ACI14R I14 reason (1 insert) BE1
- 10 ACK01 Compliance with submitted plan
ACC03R Reason C03

Application:13/02016/FULL6

Address: 2 The Drive Beckenham BR3 1EQ

Proposal: First floor side and rear extension to incorporate enlargement of existing 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 '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/01573/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Bramleigh Chelsfield Hill Orpington BR6
7SL

OS Grid Ref: E: 547293 N: 163081

Applicant : Mr Gary Bailey

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling incorporating habitable accommodation with the roofspace and attached double garage, together with formation of 2 new vehicular accesses.

Key designations:

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

Proposal

The proposal involves the removal of the existing detached bungalow and its replacement by a detached two storey dwelling which will incorporate a maximum width of 20.1m, a maximum depth of 14.6m and will rise to a maximum height of 9.3m. The dwelling will maintain a separation of 4.4m to the eastern boundary and a 6.6m gap to the western boundary. The first floor will in part be inset relative to the ground floor with the proposed dwelling incorporating a cat slide roof along both sides and various gable and pitched roof features across its front and rear elevations. Additional habitable accommodation will be provided within the roofspace.

The application is accompanied by an Arboricultural Report and Tree Survey and a supporting Design, Access & Planning Statement.

Location

The site is occupied by a modest detached bungalow of prefabricated appearance, situated approximately 12.0m off the highway frontage and accessible via a

driveway situated toward the eastern side of the site. There is no footway along this road. The existing building forms part of a row of detached houses set within large plots fronting the north-western side of Chelsfield Hill. The houses are relatively secluded and benefit from a generous degree of separation to one another. These houses are situated within the edge of the built-up area of Orpington with the opposite side of the road forming part of the Metropolitan Green Belt. The area conveys a semi-rural character.

Comments from Local Residents

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

- proposed dwelling will be over-dominant and will have a serious negative impact
- proposed dwelling disproportionate and harmful in relation to its surroundings
- negative visual impact
- unattractive proposed dwelling

Comments from Consultees

From a Highways perspective no objection is raised in principle, subject to condition.

Planning Considerations

Policies BE1 (Design of New Development), H7 (Housing Density and Design), NE7 (Development and Trees), T3 (Parking) and T18 (Road Safety) of the Unitary Development Plan apply to the development and should be given due consideration.

No objection has been raised by the Tree Officer, subject to conditions.

Planning History

Under ref. 13/00204, planning permission was refused for a detached two storey 5 bedroom dwelling on the basis that:

"The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining dwelling at "Hawthorns" might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan."

The above decision is currently being contested 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 site is currently occupied by a detached dwelling of modest proportions. The surrounding area, including Chelsfield Hill and the neighbouring Worlds End Lane, are characterised by large dwellings many of which have been redeveloped or substantially enlarged over recent decades. As such, no objection would be raised in principle to the replacement of the existing dwelling with a large detached house.

In comparison to the previous application (ref. 13/00204) where objections were raised specifically in relation to the impact of the proposal on the amenities of the neighbouring dwelling at "Hawthorns", situated to the north east of the site, modifications have been made in respect of the NE side of the proposed dwelling, involving the provision of a cat-slide roof, in lieu of the more "upright" elevation previously sought. In addition, the overall depth and bulk of the proposed dwelling nearest to the NE boundary has been reduced with "Bedroom 1" moved toward a more central position within the dwelling. Consequently, it is considered that the proposed dwelling will appear less dominant from the side of "Hawthorns" and that this proposal will retain more of the open and tranquil setting which characterises the area, and which the occupiers of adjoining dwelling might reasonably expect to be able continue to enjoy.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00204 and 13/01573, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

1	ACA01 ACA01R	Commencement of development within 3 yrs A01 Reason 3 years
2	ACB18 ACB18R	Trees-Arboricultural Method Statement Reason B18
3	ACB19 ACB19R	Trees - App'ment of Arboricultural Super Reason B19
4	ACC01 ACC01R	Satisfactory materials (ext'n'l surfaces) Reason C01
5	ACI17 ACI17R	No additional windows (2 inserts) first floor flank dwelling I17 reason (1 insert) BE1
6	ACH03 ACH03R	Satisfactory parking - full application Reason H03
7	ACH16 ACH16R	Hardstanding for wash-down facilities Reason H16
8	ACH29 ACH29R	Construction Management Plan Reason H29

- 9 ACH32 Highway Drainage
 ADH32R Reason H32
- 10 Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system 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 the Council's requirements, the following information should 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 changes

Reason: To ensure satisfactory means of foul water.

- 11 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage.

- 12 AC118 No additional hardstanding
 AC118R 118 reason
- 13 ACA05 Landscaping scheme - implementation
 ACA05R Reason A05
- 14 ACK01 Compliance with submitted plan
 ACC03R Reason C03

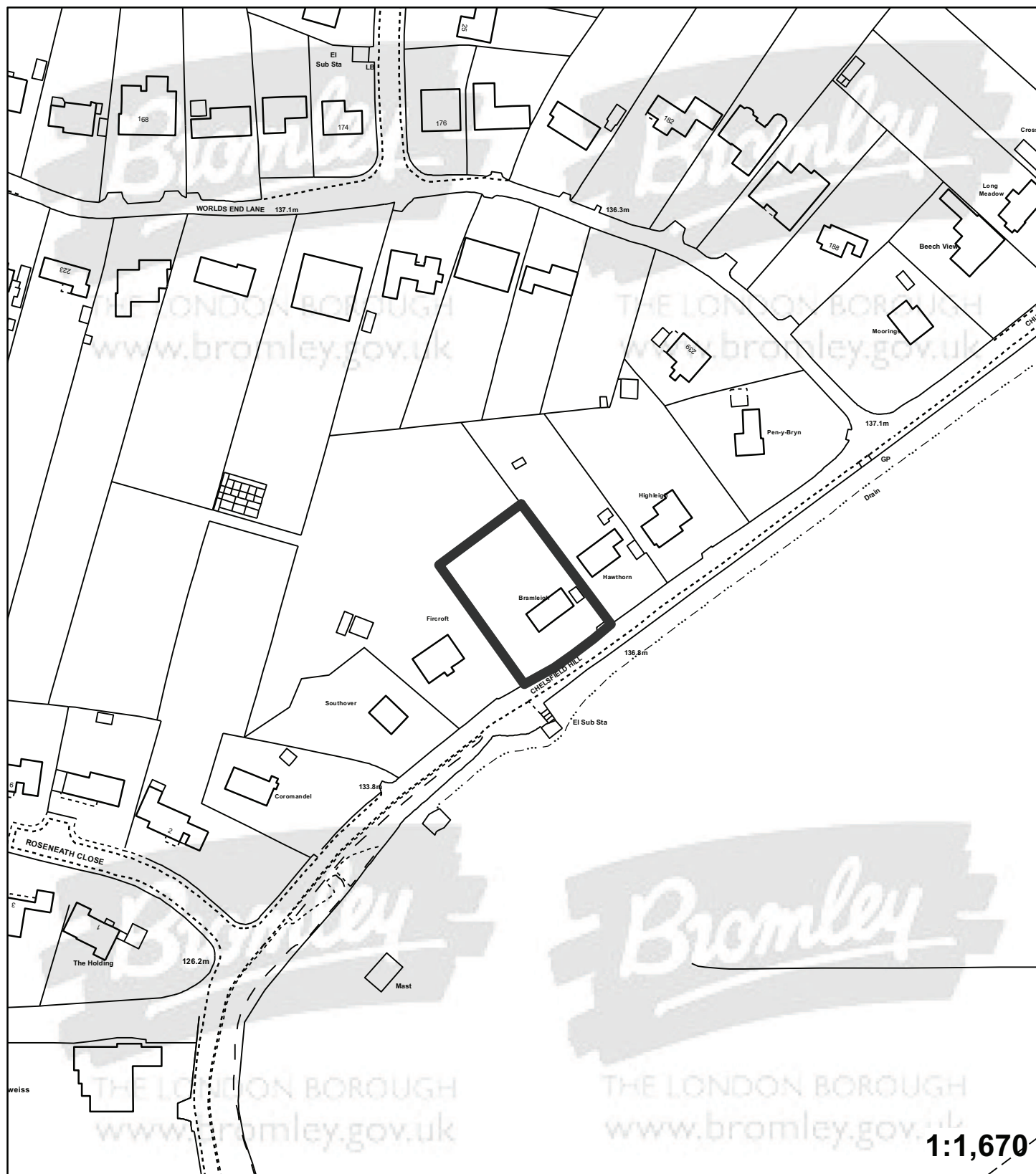
INFORMATIVE(S)

- 1 Prior to commencement of any work on the site the developer is advised to contact Thames Water Developer Services and the Environment Agency in regard to the proposed means of drainage.
- 2 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.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:13/01573/FULL1

Address: Bramleigh Chelsfield Hill Orpington BR6 7SL

Proposal: Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling incorporating habitable accommodation with the roofspace and attached double garage, together with formation of 2 new vehicular accesses.



"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 : 13/01598/FULL1

Ward:
Shortlands

Address : 49 Shortlands Road Shortlands Bromley
BR2 0JJ

OS Grid Ref: E: 539002 N: 168842

Applicant : Jemcap Ltd

Objections : YES

Description of Development:

Single storey side/rear extension, and conversion of lower ground floor flat to provide 1 two bedroom and 1 one bedroom flats.

Key designations:

Conservation Area: Shortlands
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Open Space Deficiency

Proposal

Permission was granted in September 2012 to convert this building into 4 two bedroom flats under ref. 12/02120 (one flat per floor), although conversion works do not appear to have started.

It is now proposed to add a single storey side and rear extension to the building in order to enlarge the permitted basement flat and convert it into 1 two bedroom and 1 one bedroom flats, thus resulting in a total of 5 flats within the building.

The single storey side/rear extension, which is located at basement level, would be set back 4.2m from the front of the building, and would abut the north-eastern flank boundary with No.47. It would project 3m to the rear, and while the part of the extension to the side of the house would have a pitched roof, the rear part would have a flat roof.

Location

This large semi-detached property lies on the south-eastern side of Shortlands Road, within Shortlands Conservation Area. To the north and south are similar type properties which have been converted into flats.

Comments from Local Residents

A Ward Councillor who lives nearby has expressed the following concerns about the proposals:

- overlarge rearward extension which would be out of character with the surrounding area
- would change rear building line of matching Victorian properties and would set a precedent
- harmful impact on outlook from neighbouring property
- detrimental to the visual amenities of the Conservation Area
- proposed 1.8m high fence dividing the gardens of the flats would be out of keeping with neighbouring properties which have large open rear gardens and would alter spatial standards.

Comments from Consultees

No objections are raised to the proposals from a highways perspective as the frontage could adequately accommodate up to 5 cars, therefore any overspill onto Shortlands Road is unlikely.

From an Environmental Health point of view, concerns are raised about the inadequate natural lighting and ventilation to the front right-hand bedroom to Basement Flat 1, which was previously to be a kitchen.

The proposals were not viewed by APCA.

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
H7 Housing Density & Design
H9 Side Space
T3 Parking

Planning History

Permission was refused in May 2013 (ref. 13/00460) for a larger part one/two storey side/rear extension to provide 2 two bedroom basement flats on the following grounds:

"The proposed two storey side extension, by reason of its size, height and close proximity to the north-eastern flank boundary, would constitute a

cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards of Shortlands Conservation Area, and contrary to Policies H9, BE1 and BE11 of the Unitary Development Plan."

No appeal has been lodged to date.

Conclusions

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

The main difference between the current and refused scheme is that the extension will now be single storey only, rather than two storey at the side, thus lessening the overall bulk of the extension when viewed within the street scene. Also, as the extension would now comprise single storey development only, it would not contravene the Council's side space policy which relates only to two (or more) storey development.

The extension would have a pitched roof at the side and a flat roof at the rear, and would project 3m to the rear at lower ground floor level. Although the proposals will have some impact on the outlook from neighbouring flats, the extension, which replaces a raised access platform, is low-level, and the impact is not considered to be significantly harmful to warrant a refusal in this case.

Adequate parking would be provided to meet the needs of the development.

The limited natural lighting and ventilation to the front right-hand bedroom to Basement Flat 1 is not considered to be sufficiently detrimental to warrant a refusal on these grounds alone.

With regard to concerns raised about the 1.8m high dividing fence in the rear garden, planning permission would not be required for a fence below 2m in height.

The revised proposals are therefore considered to adequately overcome the previous grounds for refusal, and are not considered to have a harmful impact on the character and amenities of Shortlands Conservation Area, nor on the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00460 and 13/01598, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

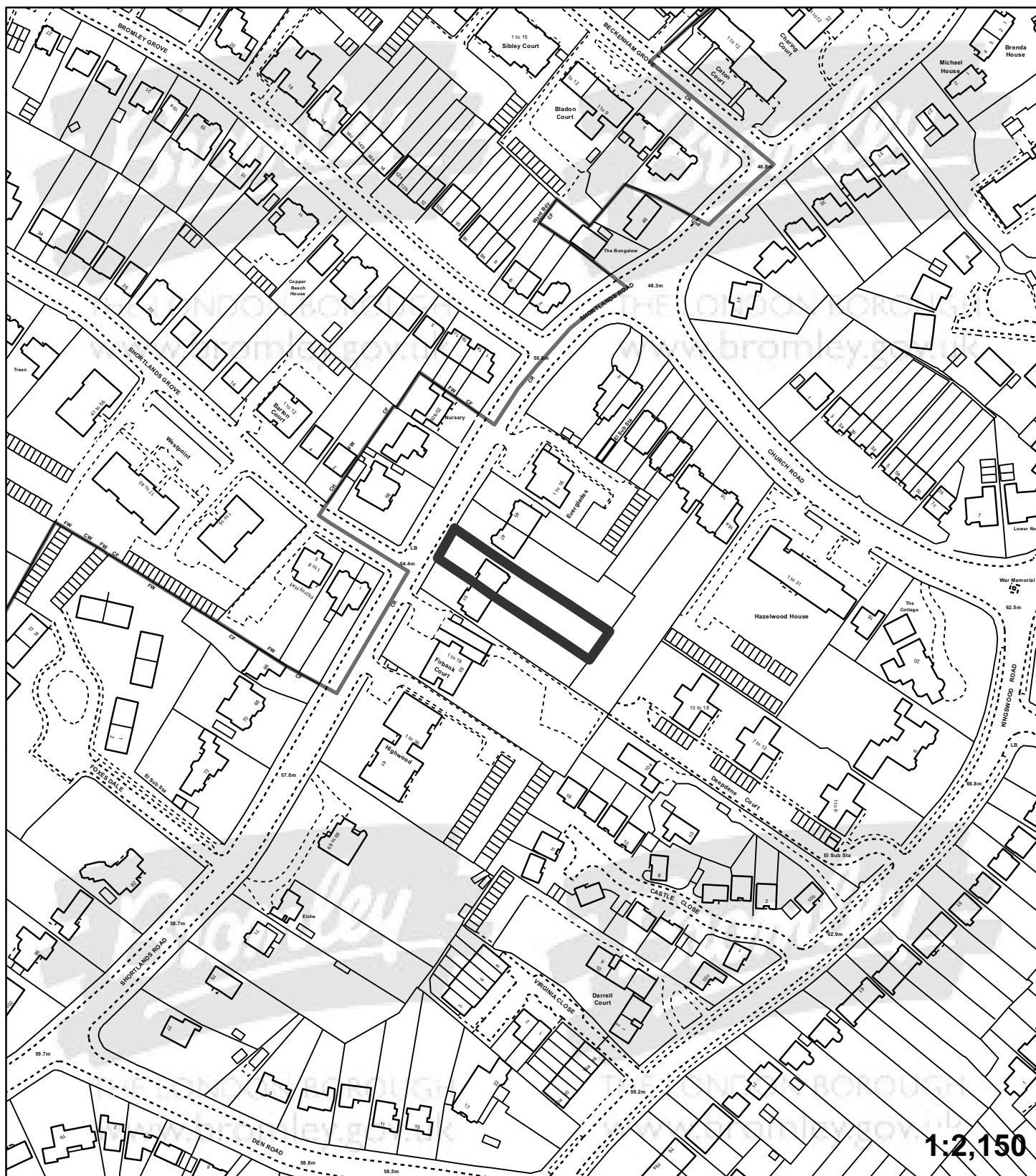
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |

	ACC04R	Reason C04	
3	ACH03	Satisfactory parking - full application	
	ACH03R	Reason H03	
4	ACH16	Hardstanding for wash-down facilities	
	ACH16R	Reason H16	
5	ACH18	Refuse storage - no details submitted	
	ACH18R	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	ACI13	No windows (2 inserts) flank extension	
	ACI13R	I13 reason (1 insert) BE1	
10	ACI21	Secured By Design	
	ACI21R	I21 reason	
11	ACK01	Compliance with submitted plan	
	ACK05R	K05 reason	
12	No loose materials shall be used for the surfacing of the parking and turning area hereby permitted.		
	ACH15R	Reason H15	

Application:13/01598/FULL1

Address: 49 Shortlands Road Shortlands Bromley BR2 0JJ

Proposal: Single storey side/rear extension, and conversion of lower ground floor flat to provide 1 two bedroom and 1 one bedroom flats.



"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 : 13/01662/FULL6

Ward:
West Wickham

Address : 40 Stambourne Way West Wickham BR4
9NF

OS Grid Ref: E: 538473 N: 165378

Applicant : Mrs Allison Thornton

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Retrospective planning permission is sought for a single storey rear extension with a 4.0m rear projection at the north-eastern side to create additional kitchen space, reducing to 3.0m beyond the existing living room. The overall width of the extension is 7.4m. A flat roof at an overall height of 3.2m is proposed, with two aluminium framed skylights. A new window is proposed for the rear elevation, along with new patio doors.

Location

The host dwelling is a substantial detached house in Stambourne Way, West Wickham which is residential street comprising a variety of styles of property.

Comments from Local Residents

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

- concerns raised that the extension is too high and too close to No.38
- the extension obstructs the view from the garden of No.38 and restricts light.
- the occupants of No.40 can now overlook into the garden of No.38
- the development will have an adverse effect on the value and market appeal of No.38.

- the proposal differs from that which was discussed with the applicants in February 2013
- the occupant of No.38 believes that the height of the development is higher than it is shown in the new plans
- the development as it stands is not what was consented to in the Party Wall Agreement and clearly contravenes current regulations with regards to single storey extensions.
- should this retrospective application be granted, this will clearly make a mockery of the regulations and authority of the Town Planning department

Comments from Consultees

No internal consultations were deemed necessary in respect of this application

Planning Considerations

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

The Council's SPG guidance is also a consideration.

Planning History

There is no planning history at this site.

Conclusions

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

The 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.

Concerns have been raised by a neighbouring property (No.38) that the proposal is different to that previously discussed, and as such is not the scheme that was agreed to as part of a Party Wall Agreement that has been signed. While this may be the case, the content of any Party Wall Agreement are a private matter between the applicant and the neighbouring occupants, and is outside the scope of the planning system. This application must therefore be judged on its individual planning merits.

Concerns also relate to the fact that the extension is outside of the tolerances of Class A of the GPDO (1995) (as amended), however the application is for planning consent, not a formal view on the lawfulness of the proposal in respect of Class A. It is noted however that the proposal would be within the tolerances of Class A,

save for an eaves height of 23cm above 3.0m. It appears that work on the extension has been undertaken utilising Permitted Development rights, and this application is to formalise the works by way of seeking full retrospective planning consent.

The host property is a detached house set in a good sized plot, and the general scale of the proposal is not considered to be excessive given the size of the host dwelling. The extension is stepped in depth from 4.0m towards the boundary with No.38 to the north-west, reducing to 3.0m. A separation of around 0.8m from the boundary with No.38 is retained and, on balance, the relationship between the host property and No.38 is considered to be acceptable. No windows are proposed for the side elevation facing No.38, and a planning condition could be utilised to ensure that no future elevational alterations could result in an overlooking or loss of privacy issue.

It is also noted that the existing boundary fence between the host property and No.38 is relatively low (1.4m) so there is an existing degree of mutual overlooking at both properties.

The impact of the proposal on the amenity and outlook of No.42 to the south-east is considered to be minimal, given the separation from the boundary and the lack of windows proposed for the side elevation facing the neighbouring property.

The extension has a flat roof which reduces its overall impact to some degree, and the provision of roof lanterns which will project around 0.6m above the roof line are considered, on balance, to be acceptable. The extension will not be visible from the streetscene and as such will not have a detrimental impact on the prevailing character of the area.

Upon visiting the application site it was noted that the applicants are in the process of constructing a decked area beyond the extension which does not form part of this application. The applicants are advised to satisfy themselves that this decked area is within the tolerances of the relevant section of the General Permitted Development Order (1995) as amended.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01662, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

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

3 ACI13 No windows (2 inserts) in the side elevation facing No.38 Stambourne Way single storey rear extension

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

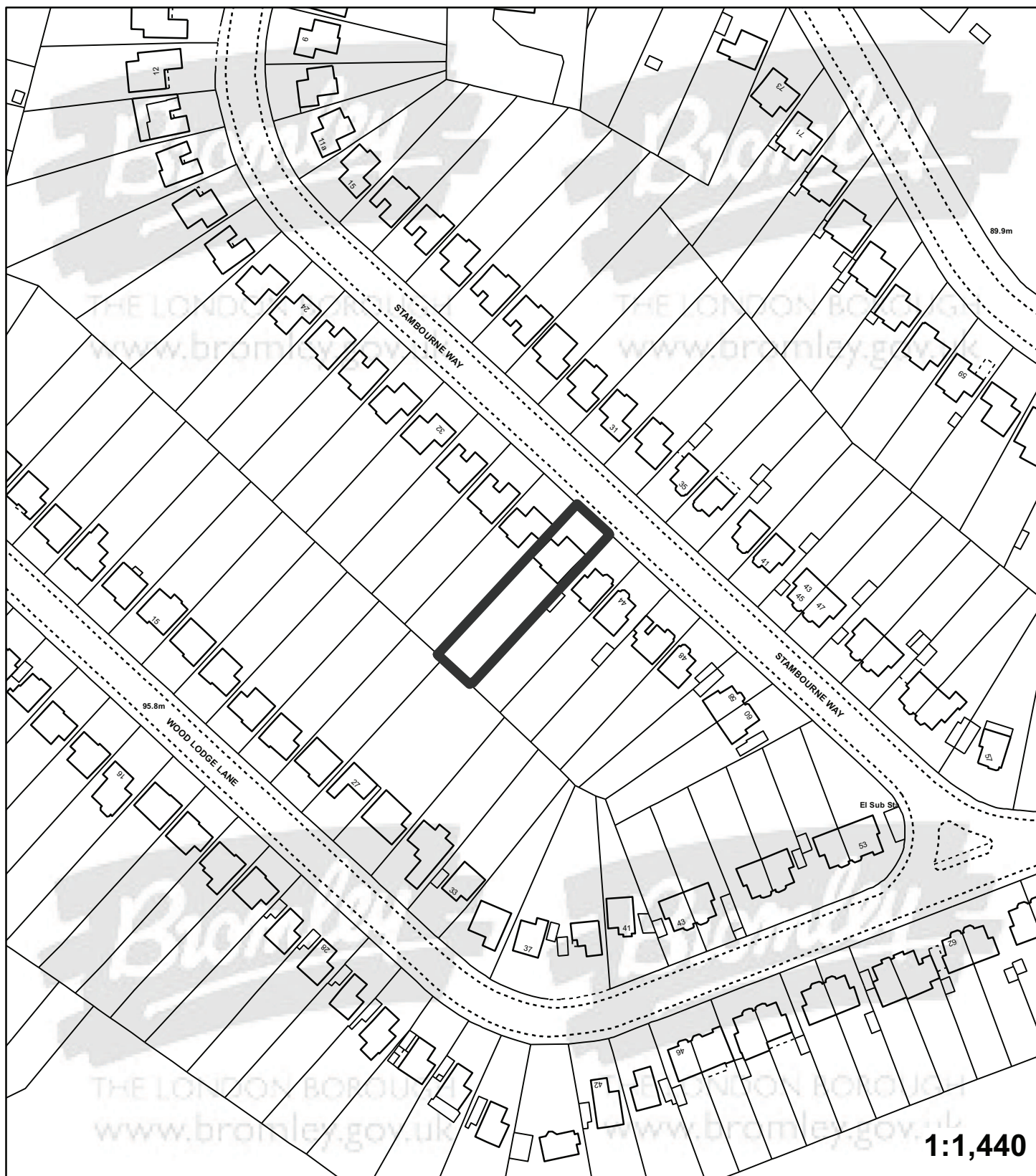
4 ACK01 Compliance with submitted plan

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

Application:13/01662/FULL6

Address: 40 Stambourne Way West Wickham BR4 9NF

Proposal: Single storey rear extension



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

Application No : 13/01716/FULL6

Ward:
Hayes And Coney Hall

Address : 48 Kingsway West Wickham BR4 9JG

OS Grid Ref: E: 539487 N: 165139

Applicant : Mr S Haywood

Objections : YES

Description of Development:

Two storey side and rear extension plus single storey gym

Key designations:

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

Proposal

The proposal is for a two storey side and rear extension, plus a single storey building to house a gym and shower room in place of the existing garage.

The side extension will have a side projection of 3.19m and a total depth of 10.7m and will incorporate an enlarged hallway, downstairs WC, utility room and enlarged kitchen space. Two new windows are proposed in the new side elevation (one to serve the WC and the other to serve the utility room) plus a new side door leading from the utility room. To the rear, an existing kitchen extension is proposed to be widened, with full height patio doors leading to the garden.

Upstairs, a new third bedroom will be created plus an enlarged bathroom and master bedroom. The rear projection at first floor level is 3.3m, with two new windows proposed in the rear elevation and a new window in the first floor side elevation to serve the upstairs landing.

The existing garage will become a new gym and shower room, and will be reduced from 11.0m in depth to 7.6m, and will maintain the existing width (3.3m) and flat roof at the same height as existing (2.5m). Minor elevational changes are proposed to reposition the door and window in the side elevation of the garage.

Location

The application property forms one half of a pair of semi-detached houses in Kingsway, West Wickham. The area is residential in character with many properties having been extended to the side and rear.

Comments from Local Residents

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

- concerns from No.50 that the proposed first floor window will overlook the side elevation and garden of No.50
- the proposed gym has the potential to become additional habitable space leading to noise and disturbance.

Comments from Consultees

Technical Highways comments received outline that the proposal will result in the loss of the garage as a parking space, however there is sufficient space within the sites curtilage for car parking. Therefore, no objection is raised.

Environmental Health comments raise no objection subject to informatives.

Planning Considerations

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

The Council's SPG guidance is also a consideration.

Planning History

In terms of planning history, an attached garage was granted planning permission in 1983 under ref. 83/00933.

In 1997, a single story rear extension was refused planning permission under ref. 97/01032, as the proposal was deemed excessive in rear projection leading to a detrimental impact on the occupants of No.46 Kingsway. This decision was subsequently upheld at appeal.

In 1998, a revised proposal for a single story rear extension was granted under ref. 98/01578.

Conclusions

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

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

The proposal would add a two storey side extension, and as such Policy H9 (Side Space) requires proposals to retain a minimum of 1.0m for the full height and length of flank elevations, which the replacement house would comply with. The proposed roof over the side extension would be subservient to the main roof, and is not considered to result in an incongruous addition to the streetscene.

The new windows for the side extension would serve the ground floor WC, the enlarged kitchen and the upstairs landing. In this regard, this is not considered to result in a detrimental impact on the amenity of No.50 to the south-east. An objection has been raised by No.50 that the proposed first floor side window will overlook the garden of No.50 and impact on privacy at that property. Given the lack of first floor windows at No.50 and the fact that the proposed window will serve the upstairs landing (and could be obscure glazed by way of a planning condition), any impact is considered to be minimal.

To the rear at ground floor level, the existing garage will be reduced in length, and the kitchen will be widened to 7.2m. The new kitchen window in the side elevation is not considered, on balance, to result in a loss of privacy issue at No.50. In terms of rear projection, the extension will not extend further rearwards than the existing kitchen extension.

The two storey extension at the rear will mirror the ground floor extension with a rear projection of 3.3m for the full width of the property. Considerable regard must be had for the impact of such an addition on the amenity and outlook of neighbouring properties. No windows are proposed at first floor level in either side of the extension, and therefore no overlooking or loss of privacy issues are considered to result at No.46 or No.50.

It appears that No.46 has been extended at first floor level towards its north-western boundary (although no record of this extension exists on Council planning records), so the impact of an extension as proposed at No.48 on the remaining window in the first floor rear elevation needs consideration. As this window in the rear of No.46 appears to serve a first floor bathroom (and is obscure glazed), the impact of the extension is mitigated to some degree. With this in mind, on balance, the impact of the two storey rear element of the proposal is considered acceptable.

With regard to the provision of the gym, the building will maintain the height of the existing garage, and the minor elevational alterations are not considered to result in a detrimental impact on the amenity of surrounding properties. It is considered appropriate in this instance to attach a condition to any consent that restricts the use of the outbuilding for uses incidental to the residential use of the main house, in order to avoid any unsatisfactory sub-division of the plot at a later date, and prevent the building being severed to create a separate dwelling.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01716, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 4 | ACI12 | Obscure glazing (1 insert) in the first floor side elevation |
| | ACI12R | I12 reason (1 insert) BE1 and H8 |
| 5 | ACI23 | Outbuilding only ancillary use |
| | ACI23R | Reason I23R |
| 6 | ACK01 | Compliance with submitted plan |

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

INFORMATIVE(S)

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

Application:13/01716/FULL6

Address: 48 Kingsway West Wickham BR4 9JG

Proposal: Two storey side and rear extension plus single storey gym



"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 : 13/01829/FULL1

Ward:
Darwin

Address : Foal Farm Jail Lane Biggin Hill TN16
3AX

OS Grid Ref: E: 542935 N: 158831

Applicant : Mr Charles Johnston

Objections : NO

Description of Development:

Demolition of existing unit and erection of canine special care and hydrotherapy unit

Key designations:

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

Proposal

- The proposal seeks to remove the existing canine special care unit building and erect a new canine hydrotherapy unit.
- The proposed building will have a total length of 13.9m and a width of 8.2m. The roof will be hipped with a gable ended roof that will have a total height of 4.1m.
- The building to be removed has similar dimensions and a varying height of between 2.2m and 3.1m. The existing building is used as a canine special care unit and is in a state of disrepair.
- The use of the building will provide no additional staff at the site and will include sleeping areas, a grooming room, hydrotherapy room, kitchen and associated storage and facilities for canine care.

Location

Foal Farm is located in the Green Belt and is accessed by an access road from the South side of Jail Lane. The surrounding land comprises agricultural uses along with the Cherry Lodge Golf Course to the east.

The site of Foal Farm comprises a collection of single storey buildings which make up the animal rescue centre. The building to be replaced is sited towards the north

of the site and is surrounded by other single storey buildings. At the centre of the building to be replaced is a large mature oak tree, which is not protected by a Tree Preservation Order.

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised subject to informatives.

No technical drainage objections are raised. There is no public surface water sewer near to this site. Surface water will therefore have to be drained to soakaways. There are no public foul sewers near to this site and therefore the application must be referred to the Environment Agency Thames region as drainage will be to a septic tank or cesspool. As no details of the foul water drainage system have been submitted, please impose standard condition

The Environment Agency raises no objection to the proposal.

No technical highways objections are raised. The unit is a replacement and is unlikely to generate a significant increase in trips. A standard condition is suggested for controlling delivery times, given the access is opposite a school.

No Environmental Health (Pollution) or Building Control comments have been received. Any late comments will be reported verbally at the meeting.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), G1 (Green Belt), C4 (Health Facilities) and NE7 (Development And Trees) of the Unitary Development Plan.

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

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

Planning History

Planning permission was granted under ref. 07/04344 for an identical development for a replacement single storey canine special care unit.

Conclusions

The main issues relating to the application are the effect that it would have on the rural character and openness of the Green Belt, the impact on highway safety and

the impact on nearby residential amenities. The impact on trees is also a consideration.

The existing building to be replaced has a simple flat roof with a height of approximately 2.2m, rising to 3.1m at the office adjacent. The overall floor area is approximately 220 sqm. The proposal includes the provision of a replacement building of similar floor space and siting, including a cut-away section around the existing oak tree. The resulting floor area will be approximately 200 sqm.

The proposal includes a pitched roof of 4.1m in height with an eaves level of 2.4m. The Council must consider whether the proposed development is materially larger than what it replaces and the resulting impact on the openness of the Green Belt. The replacement building will occupy a similar footprint to the existing building and the use of the land will not change.

According to Policy G1 of the UDP, the new building will not fall within an appropriate use, and therefore the proposal would be considered contrary to this policy. The NPPF must, however, be considered a material consideration. Para 89 states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, can constitute appropriate development in the Green Belt. The NPPF therefore may be considered more supportive of such an application than Policy G1 of the UDP. Planning permission was granted in 2007 for a similar building in the same location and although this is a material consideration, the introduction of the NPPF and other changes in circumstances since the previous permission must be assessed.

The replacement building would not be materially larger than the one that currently exists in terms of footprint and floor area, with a decrease in floor area of approximately 20 sqm resulting from the replacement building. This decrease accounts for the design of the building, which seeks to preserve the oak tree at the site. It is considered that the overall scale of the building would not appear smaller than the existing building however, due to the similar length and width proposed. The existing building also has metal caged sides which softens its appearance whereas the proposed will have a more solid bricked appearance. In addition, the roof will be raised from 2.8m to 4.1m and this additional bulk and height must be assessed in regards to Green Belt policy and the NPPF.

Although the roof height will be increased to provide additional bulk, Members may consider that the development does not result in a materially larger building than the one it replaces, with the dimensions and footprint closely matching the existing building. The siting of the new building has been sympathetically considered, with the existing building removed and the new structure sited amongst the other built development on the site, thereby retaining the large open areas of the site that currently exist. The solid brick appearance is not considered to be materially more harmful to the openness of the Green Belt than the existing metal cage runs due to the sympathetic siting. The proposed use will be the same as existing and this aspect of the development would not further harm the Green Belt or intensify the current use of the land. The proposal is not considered to have a greater impact on the openness of the Green Belt and the purpose of including land within it than the

existing development. The proposal is therefore considered to be appropriate development in the Green Belt, as outlined by guidance in the NPPF.

The proposal is sited a significant distance from neighbouring residential properties and is therefore not considered to impact on neighbouring amenities. The application proposes no additional staff members and therefore is unlikely to create highway safety or parking issues.

The Tree Officer has stated that there is an oak tree in the concrete yard and this tree is shown to be retained. The proposal is likely to be an improvement for the tree if care is taken with the removal of the concrete and putting down its replacement. To ensure that this is done safely, a standard condition is suggested.

On balance, the proposed development is considered not to impact significantly on the openness and rural character of the Green Belt and would not impact on trees, highway safety or residential amenity. The proposal seeks to provide a high-quality rehabilitation unit for canine hydrotherapy that fits in with the existing use of the building and site, replacing a run-down facility for a registered charity. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/04344 and 13/01829, excluding exempt information.

RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB18 | Trees-Arbicultural Method Statement |
| | ACB18R | Reason B18 |
| 3 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 5 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 6 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 7 | ACK01 | Compliance with submitted plan |

Reason: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the visual amenities and character of the Green Belt and the amenities of the nearby residential properties.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed

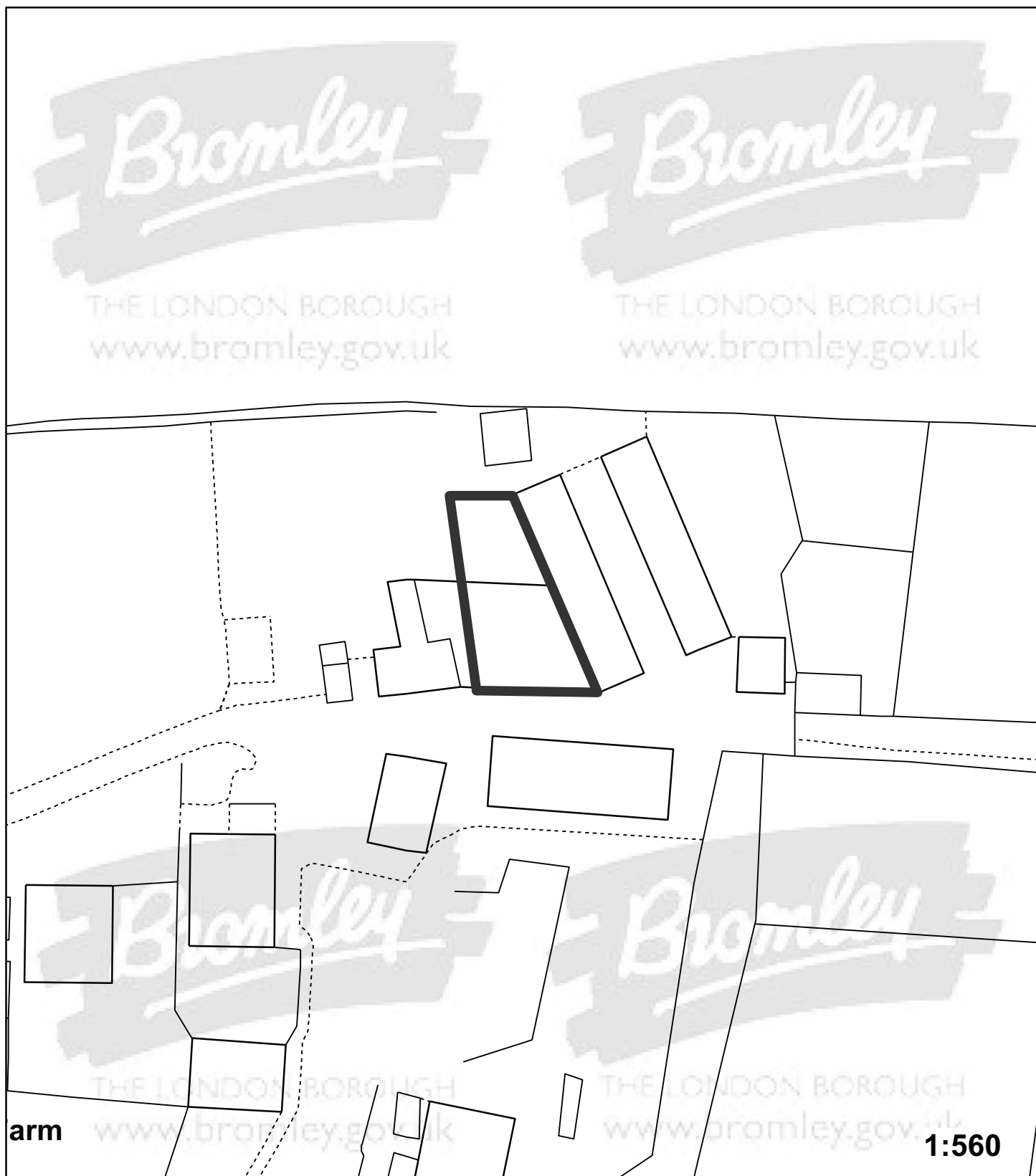
to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:
 - o A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - o 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.
 - o Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

Application:13/01829/FULL1

Address: Foal Farm Jail Lane Biggin Hill TN16 3AX

Proposal: Demolition of existing unit and erection of canine special care and hydrotherapy unit



"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 : 13/02082/RESPA

Ward:
Copers Cope

Address : 242 High Street Beckenham BR3 1EN

OS Grid Ref: E: 537141 N: 169349

Applicant : The Lower Norwood Co-operative Building Co. Ltd
Objections : NO

Description of Development:

Change of use of first floor of 240 - 242 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form two self contained one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)

Proposal

The proposal is a change of use of first floor of 240 - 242 High Street, Beckenham from offices (Class B1(a)) to form two self-contained one bedroom flats (Class C3 dwellinghouses)

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 recent Central Government legislation that came into force on 30th May 2013.

Location

The site is in Beckenham High Street on the corner of the The Drive, Beckenham. High Street, Beckenham is a Local Distributor Road carrying a large volume of traffic. There are waiting restrictions around the site on both High Street and The Drive. The area has a high PTAL rating of 5.

Comments from Local Residents

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

Comments from Consultees

Highways - The Council's Technical Highways department requested further information from the applicants with regard to parking provision as part of the proposal. Information received on 22nd July 2013 indicates that two parking spaces will be provided to the rear of the development., alongside four bicycle parking spaces.

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

Environmental Health - no objection raised.

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

There is no relevant planning history at the site.

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, as the development is not likely to result in a material increase or a material change in the character of traffic in the vicinity of the site. Two car parking spaces and four bicycle spaces will be provided as part of the proposal.
- (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 the above, Prior Approval is not considered to be required in this instance.

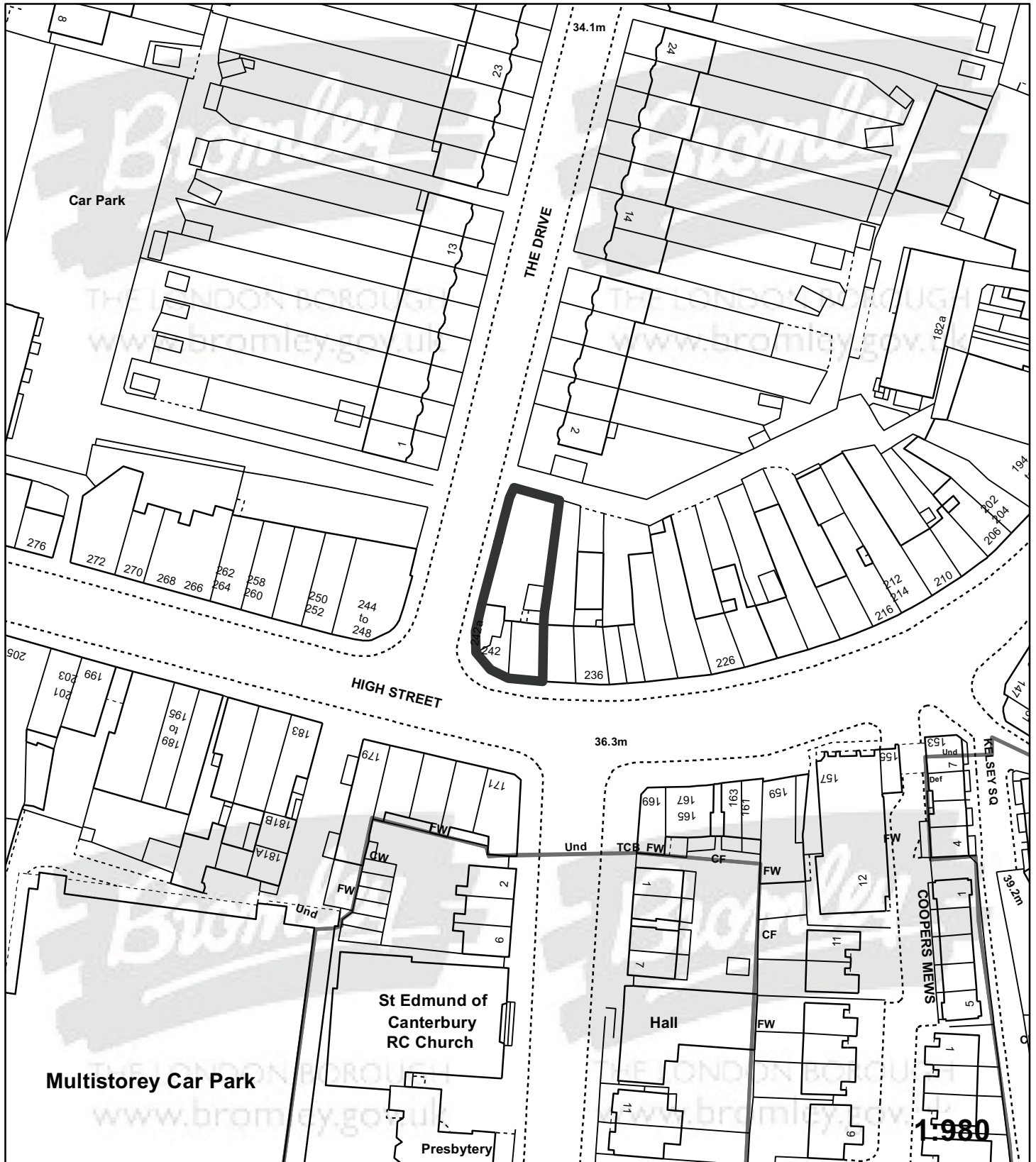
Background papers referred to during production of this report comprise all correspondence on file ref. 13/02082, excluding exempt information.

as amended by documents received on 22.07.2013

Application:13/02082/RESPA

Address: 242 High Street Beckenham BR3 1EN

Proposal: Change of use of first floor of 240 - 242 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form two self contained one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks)



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

Application No : 13/01526/FULL1

Ward:
Copers Cope

Address : 32 Church Avenue Beckenham BR3 1DT

OS Grid Ref: E: 537344 N: 169598

Applicant : Mr And Mrs L O'Connor

Objections : YES

Description of Development:

Erection of detached 3 bedroom house on land behind 32 Church Avenue, Beckenham, BR3 1DT

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
River Centre Line

Proposal

Planning permission is sought to erect part one/two storey three bedroom detached dwelling at the land rear of No.32 Church Avenue, Beckenham, set to the rear of Nos. 32-38 Church Avenue. The proposal is contemporary in design and would feature white render and utilise natural materials such as feature hardwood cladding. The ground floor would comprise an open plan kitchen/diner, living room, two bedrooms (one with an en-suite shower room) and the main family bathroom. Upstairs would accommodate the master bedroom with en-suite shower room. The total gross internal area proposed is 117 sqm.

The application has been submitted with the following documents:

- Ecological Assessment
- Archaeological Desk-Based Assessment
- Tree Survey Report
- Flood Risk Assessment

The application also includes a proposed site section drawing which shows the proposed house in relation to the properties in Church Avenue and the permitted flattened scheme on an adjacent site.

Location

The application site is accessed via a shared access road which runs between Nos.32 and 34. The application site is adjacent to Urban Open Space (but does not itself form part of the designated land), is a site of Archaeological Significance and is also site within Flood Zone 2/3. The site is covered by TPO 740, it is a woodland order and covers a wide area to the rear of Church Avenue and The Drive, Beckenham.

Comments from Local Residents

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

- backland development is contrary to adopted Bromley planning policy
- the land is behind other people's houses, so each affected owner should have the right to veto the application
- the applicant has not publicised the application properly
- the applicant does not own the access road
- the application is invalid as the requisite notice to owners of the rear access road has not been served
- agreement has not been given by other residents to erect a gate
- the proposal is unsuitable backland development which would lead to similar applications elsewhere
- this application is not substantially different to the scheme refused last year
- the site layout and orientation does not reflect the characteristics of the area
- the 'green roof' would be advantageous but does not reflect those of existing dwellings
- the privacy of neighbouring gardens would be invaded
- there would be noise and disturbance and loss of amenity
- the access road is unsuitable for additional traffic
- there is insufficient access for fire fighting appliances
- concerns over refuse collection
- the ecological report is inaccurate
- the Tree Survey is out of date
- the development would result in the loss of mature trees
- the site location plan is misleading
- the development is in an area of protected woodland
- if granted, the application would set a precedent for backland development
- the proposed house has limited light due to being surrounded by other housing
- the area is marshland and unsuitable for building
- the area is a habitat for wildlife and protected trees would be damaged for the building

- it is understood that the owners (L&Q) of the adjacent Stables Green site are interested in purchasing the site
- the proposed new building would be overshadowed by adjacent development
- the access to the site is not sufficient for emergency services
- the access is a shared access, not for use by an additional property
- the garden of No.32 is Locally Listed due to the Monk's Seat and natural pond located in the garden
- the proposed house is out of character with the area
- the proposed house looks directly into the gardens of the neighbouring properties and is overlooked by the block of flats proposed for the adjacent site
- the proposed house is out of architectural character and design with surrounding properties.
- rear access to No.30 Church Avenue impaired
- the proposed paved forecourt would be overly visible from No.30
- all the windows in the proposed house would overlook No.30
- the siting of the proposed house would render the right of way to the garage at the rear of No.30 unusable
- the access is shared and the applicant has no right to widen, pave or alter it
- the wooded outlook from No.30 has been spoilt
- the use of the space in front of No.32 for refuse and recycling should be enshrined in covenant or similar

Comments from Consultees

Trees & Landscaping - The site is covered by TPO 740 which is a woodland order covering a wide area to the rear of Church Avenue and The Drive. The proposal would mean the loss of 3 sycamores which are either dead or in very poor condition. Whilst some tree management would be appropriate, the principle of residential development in a woodland area is considered to be inappropriate.

Highways - The proposal is accessed via a narrow access road approximately 2.8m wide leading to 2 car parking spaces which is acceptable in principle. There would clearly be an increase in private car traffic along the access but it is considered the likely scale of the increase in the use of the access itself would not result in harm.

However given the distance of the site from highway boundary and width of the access road, emergency/ service/ refuse vehicles would have difficulty servicing the site. The views of the emergency services and Waste Management team should be sought.

Fire Brigade - The Brigade is not satisfied with the proposal. Insufficient detail has been shown for full approval to be made.

Environmental Health (Housing) - The means of escape in the event of fire from the bedrooms is through the living room/dining room/kitchen which is a high risk room and is therefore not desirable. The living space and kitchen area in the

proposed property is combined which is not desirable due to the risk associated with areas used for food preparation and recreation.

Environmental Health (Pollution) - No objection is raised in principle, however, as the site lies within an Air Quality Management Area (AQMA) a condition relating to gas boiler emissions is suggested should permission be granted.

English Heritage (Archaeology) - No comments were received.

Drainage - The proposed measures to reduce surface water run-off to 5 l/s by incorporating rainwater harvesting, green roofs and potentially the use of the existing pond are acceptable. A standard condition relating to surface water drainage is suggested, should permission be granted.

Thames Water - On the basis of the information provided, Thames Water advise that there is no objection to the proposal. A condition relating to water pressure is advised should permission be granted.

Crime Prevention - No comments were received.

Cleansing - No comments were received.

Planning Considerations

The main UDP policies that are relevant for this application are as follows:

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of Trees and Woodlands
- T3 Parking
- T18 Road Safety

London Plan policies

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.3 Sustainable Design and Construction
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage

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.

Section 6 of the NPPF (Paragraph 53) states: "local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Section 7 of the NPPF (Paragraph 56) states the Government attaches a great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF adds that: "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Planning History

No.32 Church Avenue benefits from a loft extension (ref. 07/04004), a single storey rear extension (ref. 07/04304) and a raised deck and balustrade at the rear (ref. 10/02505).

In 2012 under ref. 12/01303, a proposal for the erection of a detached two storey four bedroom house with associated car parking and refuse and replacement garage for No. 30 at land rear of 32 Church Avenue was refused by Members for the following reasons:

"The proposal, by reason of its size and siting, would constitute an inappropriate form of backland development within a protected woodland, thereby contrary to Policies BE1, H7 and NE8 of the Unitary Development Plan.

The proposed development does not provide adequate servicing of the site, contrary to Policy T17 of the Unitary Development Plan".

The Planning Inspectorate upheld the decision of the Council at an appeal hearing in December 2012.

Members will also recall that there is a long planning history to the adjacent site (Land Rear of 86 to 94 High Street Beckenham). The cases of most relevance are ref. 11/01168, which permitted the extension of time for implementation of ref. 04/02976 which was granted on appeal for a total of 38 flats, and ref. 11/02100 where a scheme for 44 flats was allowed by the Planning Inspectorate at appeal in July 2012.

Conclusions

The main issues in this case are whether this type of development is acceptable in principle in this location; the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the density, layout and design of the proposed scheme, including the proposed access.

Regard must be had for the extent to which the grounds of refusal for the previous application (ref. 12/01303) - a decision subsequently upheld at appeal - have been addressed as part of this revised proposal.

With regard to the principle of the development, the site by reason of its location is considered to be defined as a 'backland' site. The guidance provided within the NPPF (Paragraph 53) encourages LPAs to set out policies to resist inappropriate development of residential gardens, in particular where the development would cause harm to the local area. This would also appear to add weight to the Council's UDP Housing chapter which states, in Paragraph 4.40, that: "Backland development, involving development of land surrounded by existing properties, often using back gardens and creating a new access, will generally also be resisted. Private gardens can be of great importance in providing habitats for wildlife, particularly in urban areas."

The Inspector in para 9 of his report - which ultimately dismissed the previous appeal - concurred with the Council's view that the proposal was a form of backland development. He did, however, state in para 10 that the development that was in compliance with the supporting text of Policy H7 of the UDP "could be acceptable" at the site. Members may remain of the view that the application continues to represent an inappropriate form of backland development.

It is noted that this revised application proposes a smaller scale dwelling than the previous application (a reduction of 47% to a dwelling offering 117sqm rather than the previously refused 222sqm), and that the design has been amended to provide a pitched roof in an attempt to better integrate the proposal among neighbouring properties. Members may consider that the proposed dwelling continues to fail to satisfy the conditions of Policy H7 in respect of sensitivity to the surrounding area.

The lack of landscaping provision was highlighted by the Inspector as being absent from the previous application, and as such this application includes provision of a programme of landscaping works. Member may consider that the proposed landscaping provision does not outweigh the harm caused by the principle of development at the site. The site is covered by TPO 740 which is a woodland order covering a wide area to the rear of Church Avenue and The Drive. The proposal would mean the loss of 3 sycamores which are either dead or in very poor condition. Whilst the Council's Tree Officer recognises that some tree management would be appropriate, the principle of residential development in a woodland area is considered to be inappropriate.

With regards to the impact of the proposal upon the residential amenities of the adjacent properties, the proposed dwelling has been designed to minimise overlooking due to the lack of windows in the north-east and south-west elevations. It is considered that although there are windows sited within the southern, eastern and western elevations, Members may feel that the existing mature screening at the site may mitigate any severe loss of amenity to the permitted flats at land rear of 86 to 94 High Street, Beckenham and the rear of properties in Church Avenue, particularly No.30. The two storey bulk of the proposed house has been positioned behind the existing garage of No.30 Church Avenue, and the site sits lower than surrounding properties, which does mitigate its visual impact to some degree.

A number of concerns have been raised with regards to access to the site via the existing access way which runs alongside Nos.32 and 34 Church Avenue. An objection has been submitted to the Council questioning the validity of the application in relation to the Ownership Certificate submitted as part of the application. For clarification, the access way is not part of the planning application site submitted to the Council; however it serves the application site. Based on the checking of titles, the Ownership Certificate for the application site has been correctly submitted. In addition, No.32 Church Avenue and several other properties have a Right of Way over the access way.

Members should note that how far the extent of that Right of Way goes and the use of it by those granted the Right of Way is not a matter for planning consideration, but of law. The use of the access road does not impede the Council from deliberating on the planning application, and, should Members be minded to grant planning permission, a Grampian pre-commencement condition or a Section 106 obligation could be utilised in the above matter. The terms of any obligation would read as a negative condition restricting the applicant not to commence any development or implementation until certain elements are fulfilled and thereafter retained, in this instance, in relation to the shared access road.

Notwithstanding the above, as the Inspector identified in para 14 of his report, the proposal would effectively replace the present right of access for No.32 with that of the new dwelling. It is recognised that there would be an increase in private car traffic along the access way, and the noise, fumes and general disturbance from the use of the paved area to the front of the new dwelling for parking and manoeuvring of vehicles associated with the new dwelling would constitute a damaging intrusion into this established garden area.

Furthermore, the London Fire Brigade (LFB) have responded to consultation and stated that they are not satisfied with the proposal. The Design and Access Statement submitted with the proposal states that a 'dry riser' can be incorporated into the new house. Guidance from the LFB states that, where a building is fitted with a dry fire main, there should be access for a pumping appliance to get within 18m of each fire outlet. The proposed house is set around 47m from Church Avenue, and the access is (at its narrowest) 3.1m wide. This accords with LFB guidance that the minimum width possible for the passage of appliances is 3.1m with a straight approach. Where the approach is at an angle up to 5m width may be required to allow suitable access. With this in mind, Members may be of the view that the access as proposed, even with the provision of a dry rising fire main, is insufficient.

In general, Members may consider that the provision of a new dwelling at the site would conflict with Policies BE1 and H7, resulting in a detrimental impact on the present character of the site. Having had regard to the above, Members may consider that the development in the manner proposed is unacceptable in that it would constitute an inappropriate form of backland development; result in a significant impact on the general amenities of local residents, and a harmful impact on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01526, excluding exempt information.

RECOMMENDATION: APPLICATION REFUSED

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

INFORMATIVE(S)

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

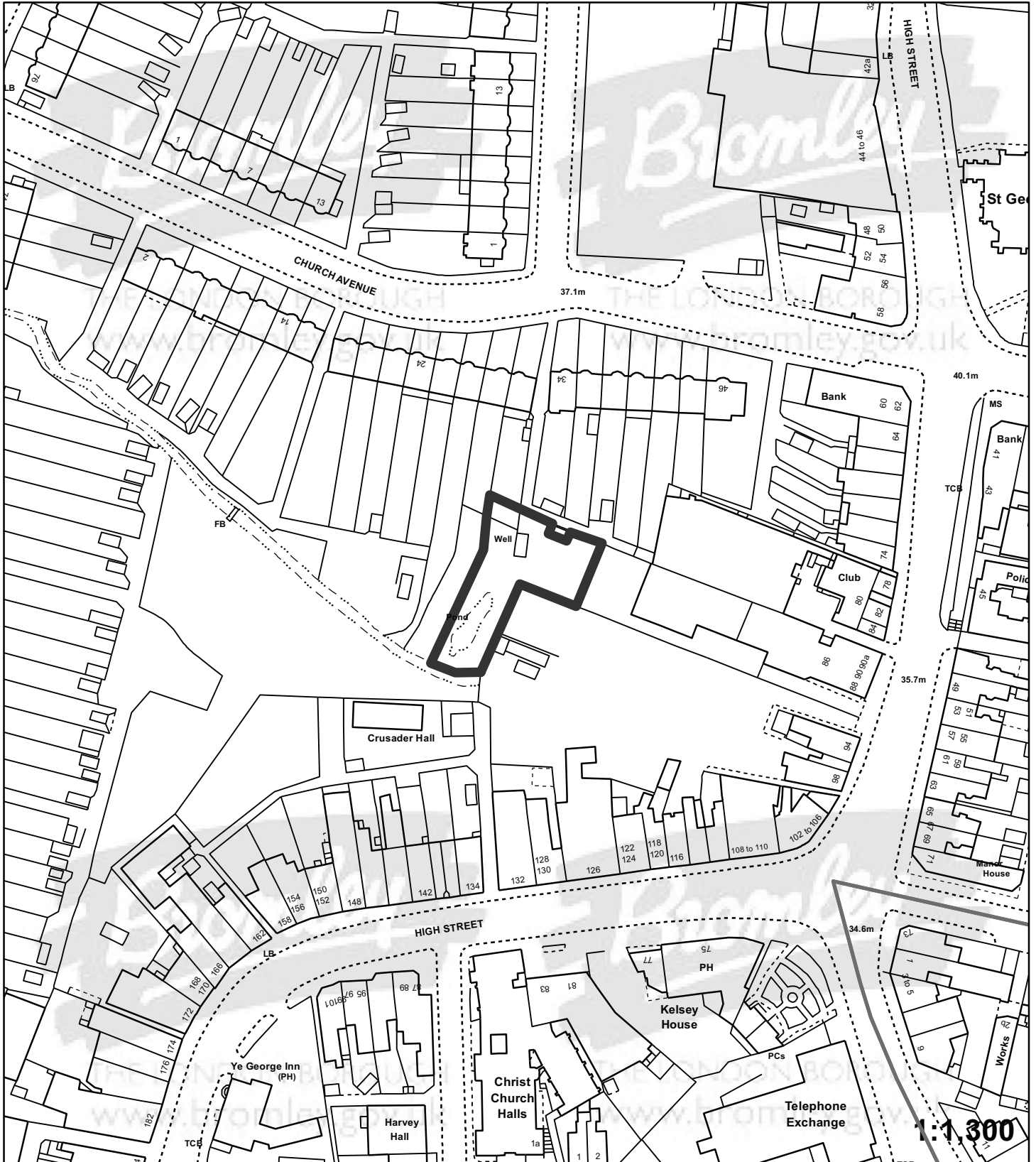
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/01526/FULL1

Address: 32 Church Avenue Beckenham BR3 1DT

Proposal: Erection of detached 3 bedroom house on land behind 32 Church Avenue, Beckenham, BR3 1DT



"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 : 13/01691/FULL6

Ward:
Chislehurst

Address : High Ridge Walden Road Chislehurst
BR7 5DH

OS Grid Ref: E: 543314 N: 170639

Applicant : Mrs Shirley Beglinger

Objections : YES

Description of Development:

Single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna and changing area

Key designations:

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

Proposal

The proposed extension will be situated adjacent to the SE boundary of the site and be built alongside the existing dwelling and beyond: extending to a maximum depth of 25 metres beyond the rear elevation of the existing dwelling, and falling slightly short of the rear site boundary. In view of the varied ground level of the site, the height of the extension will decrease to 3.3 metres at the rear (at ridge height). The proposed extension will include a 12m-long swimming pool and gym. In addition, a garden store measuring 2.1m in length is proposed along the opposite side of the dwelling.

The application is accompanied by a Tree Survey, Arboricultural Impact Assessment & Draft Arboricultural Method Statement.

Location

The site is situated along the eastern side of Walden Road, approximately 25 metres off its junction with Willow Grove. It is surrounded at either side by two storey detached houses within what is a predominantly residential area. The area to the rear of the site contains a large oak tree within the rear garden of "Wyngates" in Willow Grove.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations have been received on behalf of the neighbouring property at No 2, which are summarised as follows:

- unacceptable impact on the residential amenities of the occupants of No 2 arising from an overbearing and enclosing impact on their private rear garden
- proximity of plant room could cause noise disturbance and create chlorine odour
- detrimental impact on the character and appearance of the street
- over-dominant development, out of scale with surrounding development

Comments from Consultees

No objection was raised by the Council's Drainage Adviser, subject to a surface water drainage condition.

No objection raised by Thames Water, subject to conditions relating to the emptying of the proposed swimming pool.

No objection from an Environmental Health perspective, subject to condition requiring details of pool plant and enclosure being agreed

Any additional comments will be reported verbally at the meeting.

Planning Considerations

Policies BE1, H8 and NE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure that new development does not adversely affect the amenities of neighbouring properties; that it achieves a satisfactory standard of design which complements the qualities of the surrounding area; and to ensure that new development does not lead to the loss of, or undermine the long-term health of trees of importance.

Planning History

Under ref. 09/02677, planning permission was granted to enlarge and increase the roof height of the main dwelling, for a front portico with canopy, a pitched roof over the existing garage, and for elevational alterations.

Conclusions

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

The proposed extension will incorporate a substantial projection extending up to 25 metres beyond the rear elevation of the existing dwelling, and occupying much of

the area adjacent to the SE site boundary. From a neighbouring amenity perspective, part of the extension will be screened by an existing detached garage situated to the rear of No 2 and the boundary fence. However, given its depth it is considered that proposal will nonetheless exert an overbearing impact on the amenities of that neighbouring property, resulting in a sense of enclosure from the rear of the adjoining garden from where the rear part of the extension will appear prominent.

It is considered that the resultant development will appear overly dominant from the side of No 2, undermining the open and tranquil setting which characterises the surrounding area and which the occupiers of adjoining dwelling might reasonably expect to be able continue to enjoy. The resultant visual impact is considered unacceptable. The depth and overall scale of the proposal is in itself considered out of character within the surrounding area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02677 and 13/01691, excluding exempt information.

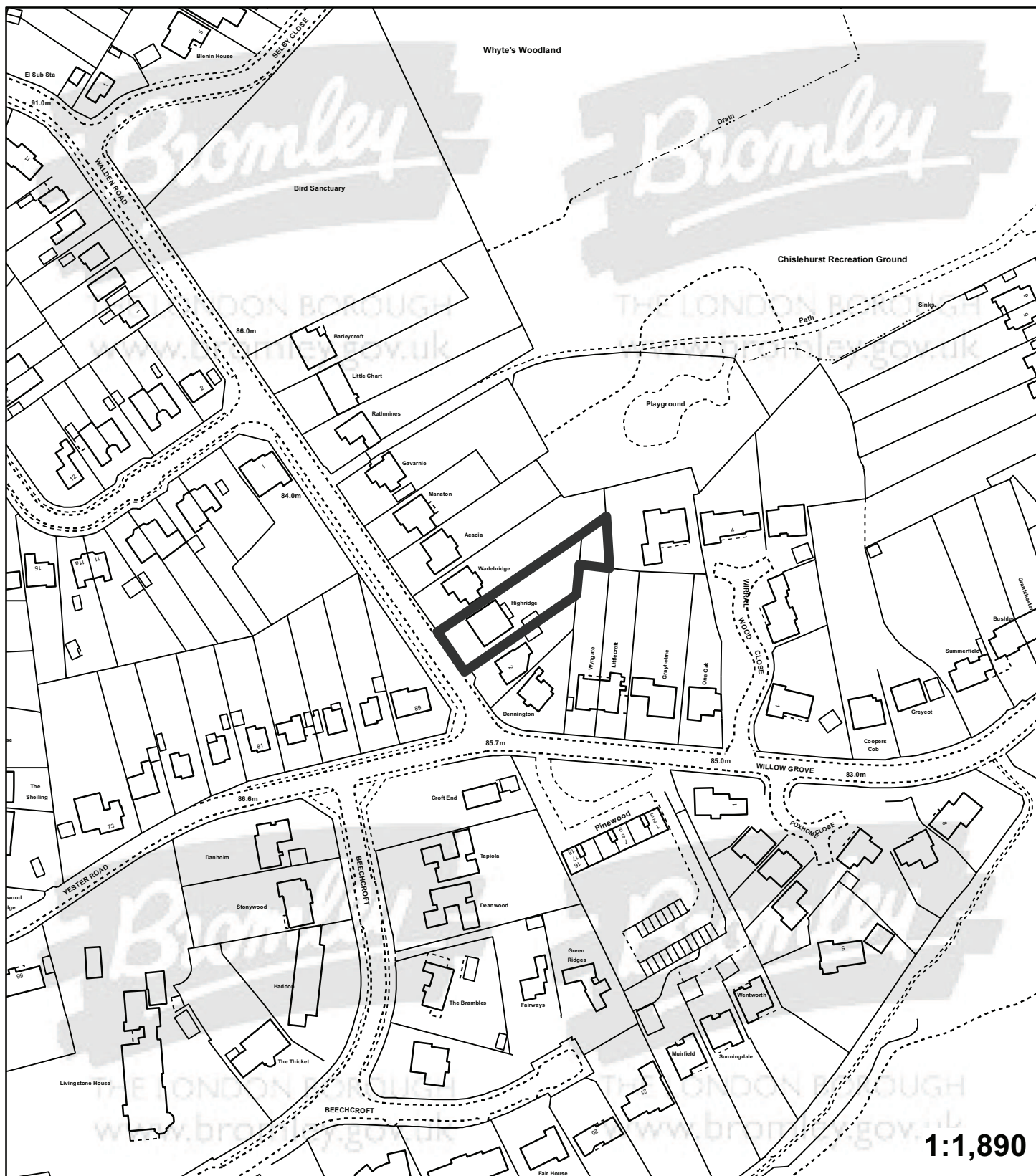
RECOMMENDATION: APPLICATION REFUSED

- 1 The proposal would be overbearing and would be detrimental to the amenities that the occupiers of adjoining dwelling at No 2 might reasonably expect to be able continue to enjoy by reason of visual impact, in view of its size and depth of rearward projection, contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed extension, by reason of its excessive depth and scale, will adversely affect the character and appearance of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Application:13/01691/FULL6

Address: High Ridge Walden Road Chislehurst BR7 5DH

Proposal: Single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna and changing area



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