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DATE: 13 August 2013

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

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean, Nicky Dykes,
Charles Joel, Gordon Norrie and Tom Papworth

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 22 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 27 JUNE 2013**
(Pages 1 - 14)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Cray Valley West	15 - 20	(13/01892/FULL1) - Midfield Primary School, Grovelands Road, Orpington.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.2	Copers Cope	21 - 24	(13/01553/ADV) - Beckenham Cricket Club, 19 Foxgrove Road, Beckenham.
4.3	Chelsfield and Pratts Bottom	25 - 32	(13/01557/FULL1) - 140 Worlds End Lane, Orpington.
4.4	Clock House	33 - 36	(13/01927/FULL1) - Evangelical Church, Cromwell Road, Beckenham.
4.5	Chelsfield and Pratts Bottom	37 - 42	(13/02283/FULL6) - 7 Oxenden Wood Road, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.6	Bromley Common and Keston	43 - 46	(12/01071/AMD) - 9 The Dale, Keston.
4.7	Copers Cope	47 - 50	(13/01535/FULL1) - 10 Copers Cope Road, Beckenham.

4.8	Bickley	51 - 56	(13/01560/FULL1) - 5 Coates Hill Road, Bickley.
4.9	Bickley	57 - 60	(13/01629/FULL6) - Carpenters Lodge, St Nicolas Lane, Chislehurst.
4.10	Bickley	61 - 66	(13/01873/MATAMD) - Shadycombe, Chislehurst Road, Chislehurst.

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

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

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
6.1	Chislehurst	67 - 70	(DRR13/096) - Objections to Tree Preservation Order 2537 at 4 Manor Place, Chislehurst.
6.2	Kelsey and Eden Park	71 - 74	(DRR13/097) - Objections to Tree Preservation Order 2541 at 8 Thornton Dene, Beckenham.

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

NO REPORT

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Agenda Item 3

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 27 June 2013

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,
Nicky Dykes, Charles Joel, Gordon Norrie and Tom Papworth

Also Present:

Councillors Catherine Rideout

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence; all Members were present.

2 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 2 MAY 2013

RESOLVED that the Minutes of the meeting held on 2 May 2013 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

4.1 COPERS COPE CONSERVATION AREA

(12/03999/FULL2) - 52 High Street, Beckenham.

Description of application - Change of use of first and second floors from offices (Class B1) to a 5 bedroom house of multiple occupation (Class C4).

Comments from Ward Member, Councillor Russell Mellor, in objection to the application were reported.

Councillors Russell Jackson and Peter Dean referred to their knowledge of the local area and in particular the stretch of shops, and they were concerned at the lack of adequate marketing information. They supported the sustainability of town centres in general and hoped that the unit could be retained.

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

1. The proposal would, in the absence of any marketing information demonstrating otherwise, lead to an unacceptable loss of offices in this location contrary to Policy EMP3 of the Unitary Development Plan.

(Councillor Kathy Bance wished her vote for permission to be recorded.)

4.2 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).

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

4.3 HAYES AND CONEY HALL

(13/00750/FULL6) - 33 Dartmouth Road, Hayes.

Description of application - Decking and balustrade to rear RETROSPECTIVE.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to condition 4 to read:-
“4. Details of the means of screening at the boundary with No.31 Dartmouth Road, Hayes shall be submitted to and approved in writing by the Local Planning Authority within 2 months from the date of this decision notice and this condition shall apply

notwithstanding any indications as to these matters which have been given in the application. All screening approved shall be carried out not later than the expiration of three months from the date of this decision notice, solely in accordance with the approved details and retained for the duration of the permitted decking. Any treatment forming part of the approved screening which is removed shall be immediately replaced, unless the local planning authority gives written consent to any variation.
REASON: In order to comply with Policy BE1 of the Unitary Development Plan, to ensure a satisfactory and continuing standard of amenities are provided and maintained, and to prevent overlooking and loss of privacy.

**4.4
ORPINGTON**

(13/00891/FULL6) - 54 Sandhurst Road, Orpington.

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

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

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

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

“5. Before the development hereby permitted is first occupied the proposed windows in the northern flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

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

**4.5
PETTS WOOD AND KNOLL**

(13/00978/FULL6) - 80 Crescent Drive, Petts Wood.

Description of application - Part one/two storey side and rear extension and detached garage to rear.

It was reported that objections to the application had been received. Members having considered the

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

**4.6
CHISLEHURST
CONSERVATION AREA**

(13/00923/FULL6) - 11 Cromlix Close, Chislehurst.

Description of application – Roof alterations to incorporate rear dormer extensions and roof lights to front.

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

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

**4.7
PETTS WOOD AND KNOLL**

(13/01047/FULL6) - 6 Hollingworth Road, Petts Wood.

Description of application – Part one/two storey front, side and rear extension.

Comments from Ward Member, Councillor Simon Fawthrop, were reported. Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, 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 Class A of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of preventing an overdevelopment of the site and in the interests of the amenities of neighbouring residents.”

4.8
BICKLEY
CONSERVATION AREA

**(13/01097/FULL3) - Land South West Side of
Chislehurst Railway Station, Bickley Park Road,
Bickley.**

Description of application – Change of use from operational railway land to commercial car park providing 47 car parking spaces and 13 lighting columns.

Oral representations in support of the application, on behalf of the Chislehurst Society and The Alliance of British Drivers, were received at the meeting. It was reported that the entire application site was within the Chislehurst Conservation Area.

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

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

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

2. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 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.

3. Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

4. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

5. The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction

methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

6. Samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

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

7. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which

is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

8. While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

REASON: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

9. Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

REASON: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

10. Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

11. Details of a scheme for the management of the car park shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first occupied and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Authority.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and

prejudicial to road safety.

12. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

13. No wall, fence or hedge on the front boundary shall exceed 1m in height, and these means of enclosure shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

INFORMATIVE: You are advised to contact Network Rail concerning provision of new bus stop on the site frontage to Bickley Park Road.”

4.9 HAYES AND CONEY HALL

(13/01131/FULL6) - 61 Courtlands Avenue, Hayes.

Description of application amended to read, ‘First floor side extension with Juliet balcony to rear and insertion of flank window.’

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

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

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

**4.10
DARWIN**

**(13/01151/FULL3) - Land at Junction with
Sheepbarn Lane and Layhams Road, Keston.**

Description of application – Use of land for stationing of caravans including boundary fencing and landscaping (to provide two Showmens family Plots).

Oral representations in support of the application were received at the meeting. It was reported that a letter had been received from Showman's Guild of Great Britain in support of the application.

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

**4.11
DARWIN**

(13/01368/FULL1) - Highams Hill Farm, Sheepbarn Lane, Warlingham.

Description of application - Erection of replacement for building destroyed in fire.

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

**4.12
BICKLEY**

(13/01523/FULL1) - 15 Ringmer Way, Bickley.

Description of application - Erection of detached bungalow incorporating double garage at land at 15 Ringmer Way together with double garage extension to existing dwelling.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting. It was reported that a further eighteen letters of objection had been received.

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

1. The proposal, by reason of its size and siting, would have an unneighbourly visual impact on the outlook from No 12, would unacceptably dominate views from the garden, and would undermine its tranquil setting, as such contrary to Policies BE1 and H7 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.13
CHELSFIELD AND PRATTS
BOTTOM**

(13/00820/FULL1) - 19 High Street, Green Street Green.

Description of application – Detached single storey outbuilding at rear as extension to retail use as storage/workshop.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to condition 5 and a further condition to read:-

“5. The premises shall be used for ancillary storage purposes in connection with the retail premises at No. 19 High Street and for no other purpose (including any other purpose in Class A1/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).

8. The use shall not operate before 6 am and after 6 pm on any day.

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

**4.14
HAYES AND CONEY HALL**

(13/01076/FULL6) - 109 Bourne Way, Hayes.

Description of application – Part one/two storey rear extension.

Comments from Ward Member, Councillor Mrs Anne Manning, in support of the application were reported. Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.15
CHISLEHURST**

(13/01129/FULL6) - Lutine, 7 Marlings Park Avenue, Chislehurst.

Description of application - Two storey side and single storey rear extensions.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the

report of the Chief Planner.

**4.16
BICKLEY**

(13/01269/FULL6) - Shadycombe, Chislehurst Road, Chislehurst.

Description of application - Two storey side extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting.

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

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

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

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of preventing an overdevelopment of the site and in the interests of the amenities of neighbouring residents.”

**4.17
BROMLEY COMMON AND
KESTON**

(13/01292/FULL6) - 12 Austin Avenue, Bromley.

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

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

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

PERMISSION BE GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.18
FARNBOROUGH AND
CROFTON**

(13/01646/FULL1) - 4 Lansdowne Avenue, Orpington.

Description of application - Replacement 4 bedroom detached dwelling incorporating attached garage.

Oral representations in support of the application were

received at the meeting. Ward Member, Councillor Charles Joel, asked officers to respond to three outstanding questions contained in an email dated 16 June 2013 received from Dr Harry Ivey. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.19 COPERS COPE CONSERVATION AREA

(13/01364/OUT) - The Lodge, Southend Road, Beckenham.

Description of application - Outline application for demolition of existing two storey building and erection of three storey building containing five flats.

Comments from Ward Member, Councillor Russell Mellor, in objection to the application were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

The Meeting ended at 8.22 pm

Chairman

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Agenda Item 4.1

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

Application No : 13/01892/FULL1

Ward:
Cray Valley West

Address : Midfield Primary School Grovelands
Road Orpington BR5 3EG

OS Grid Ref: E: 546304 N: 170044

Applicant : Chair Of Governors

Objections : NO

Description of Development:

Detached single storey building (with canopy) for use as nursery

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Nature Reserve
Sites of Interest for Nat. Conservation

Proposal

Planning permission is sought for a detached nursery building. The details of the proposal are as follows:

- detached single storey building to measure 16m by 8.6m with a maximum height of 5m
- to be constructed with facing brickwork, with aluminium windows and doors and a flat single ply membrane roof
- to feature timber and polycarbonate canopy on the north-west elevation (facing towards the school)
- to house existing nursery currently located in the main school buildings
- will accommodate 21 3-7 year olds

The application includes a Design and Access Statement and a Tree Survey.

Location

The application site is located on the south-western side of Grovelands Road and is host to Midfield Primary School, which comprises a complex of one and two storey buildings. The site is designated Green Belt land, and adjoins the

Chislehurst Conservation Area and a Site of Interest for Nature Conservation (SINC).

Comments from Local Residents

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

Comments from Consultees

Highways raise no objection on the basis that there is no increase in the numbers of staff and children as a result of this proposal.

The Council's Drainage Advisor stated that there are no public foul or surface water sewers near the site and recommends conditions to secure details of surface water and foul drainage layouts.

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

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
- G1 The Green Belt
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance, particularly Section 9: 'Protecting Green Belt Land'.

With regard to trees, no objections have been raised subject to a landscaping condition being imposed.

Planning History

There is extensive planning history relating to this site. Most recently planning permission was granted under ref. 10/00032/DEEM3 for 2 freestanding canopies.

Conclusions

The main issues relating to this case will be the impact on the character and appearance of the area, the amenities of neighbouring properties, the openness and visual amenities of the Green Belt, the impact of the development on trees within the site and the impact on conditions of road safety in the vicinity of the site. Further considerations will include the impact on the adjacent Conservation Area and SINC.

The proposed building will be located within the complex of school buildings and effectively positioned at the rear of the site relative to Grovelands Road although longer distance views of the building will be possible across the open land to the south-east from Midfield Way. In general terms it is not considered that the building, in view of its height and siting, will give rise to a significant impact on the character of the area or give rise to any specific amenity issues.

With regard to the impact on the Green Belt, the building could be considered to constitute limited infilling of a previously developed site given its relatively modest scale and siting close to the existing school buildings and within the envelope of existing built development at the site, and on this basis may be considered an exception to inappropriate Green Belt development as set out in the NPPF. The building will project no further towards the open Green Belt land to the south-east of the site than the existing school buildings and in view of its scale, set against the existing two storey school buildings to the north-west, will not give rise to any actual harm to the openness or visual amenities of the Green Belt in this case.

With regard to the impact on trees, the proposed building will involve the removal of 3 cherries. The Council's Tree Officer has raised no objection to this, subject to replacement planting which can be secured by way of a landscaping condition. On balance the impact on trees is considered acceptable in this case.

With regard to the impact of the development on conditions of highway safety, the proposal involves the relocation of the existing nursery and will not in itself give rise to an increase in staff or pupil numbers at the school. It is not anticipated that there will be any greater impact on vehicular movements as a result, nor indeed conditions of highway safety.

Finally with regard to the impact on the adjacent Conservation Area and SINC (Scadbury Park Nature Reserve), the development will be sited away from the boundary (which is on the opposite side of the school) and will not detract from views in or out of the Conservation Area and no harm is expected to arise to the nature conservation interest or value of the SINC in this case.

Having regard to the above, Members may agree that the proposal is acceptable on balance and that planning permission can be granted, subject to a number of conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01892 and 10/00032, excluding exempt information.

RECOMMENDATION: PERMISSION

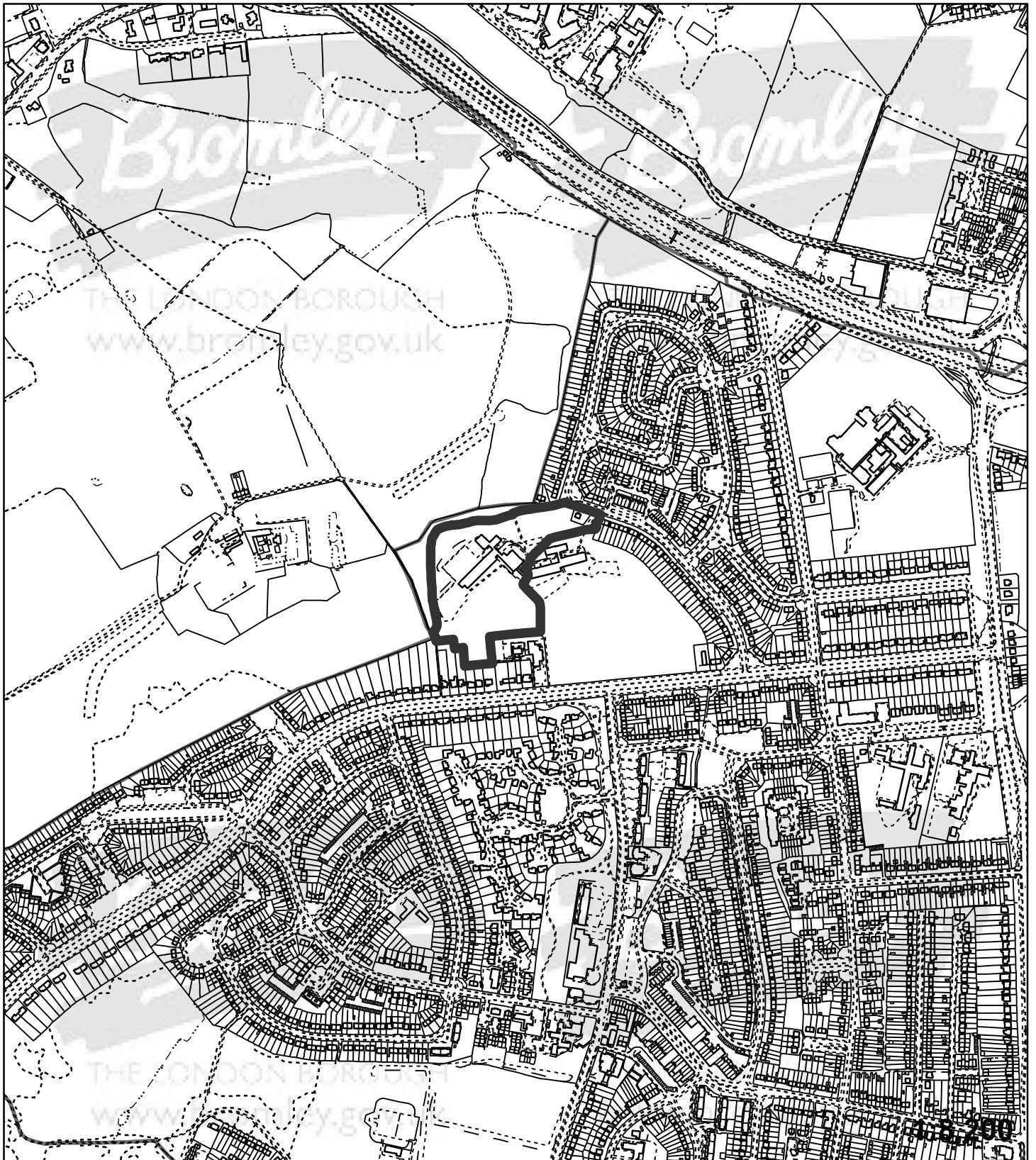
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | 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 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:13/01892/FULL1

Address: Midfield Primary School Grovelands Road Orpington BR5 3EG

Proposal: Detached single storey building (with canopy) for use as nursery



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

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SECTION '2' – Applications meriting special consideration

Application No : 13/01553/ADV

Ward:
Copers Cope

Address : Beckenham Cricket Club 19 Foxgrove
Road Beckenham BR3 5AS

OS Grid Ref: E: 537735 N: 170173

Applicant : Beckenham Cricket Club

Objections : YES

Description of Development:

3 x non-illuminated fixed banner signs (ADVERTISEMENT CONSENT).

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

The proposal is for three non-illuminated banner signs advertising the facilities at the club to be fixed to the perimeter fence facing Foxgrove Road.

Banner 1 will be positioned to the east of the Clubhouse around 3.5m from the bus stop on Foxgrove Road, set around 0.65m above ground level. The banner will be 3.0m across and 1.0m high.

Banners 2 and 3 will be positioned opposite the entrance to Queens Court, Foxgrove Road and adjacent to the Cricket Club entrance respectively and will be the same size as Banner 1. Each banner would be vinyl/acrylic.

Location

The application site is Beckenham Cricket Club on the northern side of Foxgrove Road, Beckenham. The site is an established part of the streetscene, with the wider area predominantly residential in nature. The site is, in part, adjacent to but not within a designated Conservation Area

Comments from Local Residents

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

- there is insufficient detail as to the positioning of the banners
- the outlook of Queens Court would be marred during the winter
- the colour of the banners are not sympathetic to the surrounding area and would be out of place

Comments from Consultees

Highways - The signs do not affect sightlines and they are unlikely to be a distraction for drivers. Therefore, no objection is raised.

Planning Considerations

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

BE21 Control of Advertisements and Signs
T18 Road Safety

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

All other material considerations shall also be taken into account.

Planning History

The site has a long and varied planning history, although none of this is deemed relevant to the determination of this application.

Conclusions

The main issues in this case are whether the sign is in keeping with the appearance of the surrounding area and whether it respects the amenities of neighbouring properties. A further consideration is the impact on pedestrian and vehicular safety.

The site is located on the northern side of Foxgrove Road, Beckenham which itself is a predominantly residential road. The proposal is to utilise 3 non-illuminated banners to advertise the facilities available at the Cricket Club.

Policy BE21 of the Unitary Development Plan relates to control of advertisements, hoardings and signs and states that advertisements and signs should be in keeping with the scale, form and character of any buildings on which they are placed; they should have regard to the character of the surrounding area, and they should preserve or enhance the character or appearance of conservation areas.

From a Technical Highways perspective, it is considered that the proposed signs are sufficiently set back from the highway and out of a direct line of sight so as not to cause any visual distraction to drivers or threaten highway safety. The Council's technical Highways Division therefore raise no objection to the proposal.

While the immediate area is predominantly residential, the Cricket Club is an established part of the streetscene, and the purpose of the banners is to promote the facilities on offer. The lack of illumination of the banners mitigates their impact to a large degree, however the size of the proposed banners and their proposed locations are considered to be overly intrusive to the amenities of nearby residential property by way of harmful visual impact.

It is considered that the banners appear unduly prominent or conspicuous in the wider street scene, consequently impacting adversely on the amenities of adjoining properties. The signage is therefore considered to present a disproportionate and insubordinate feature within the existing streetscene, and therefore contrary to the requirements of relevant policies.

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.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01553, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

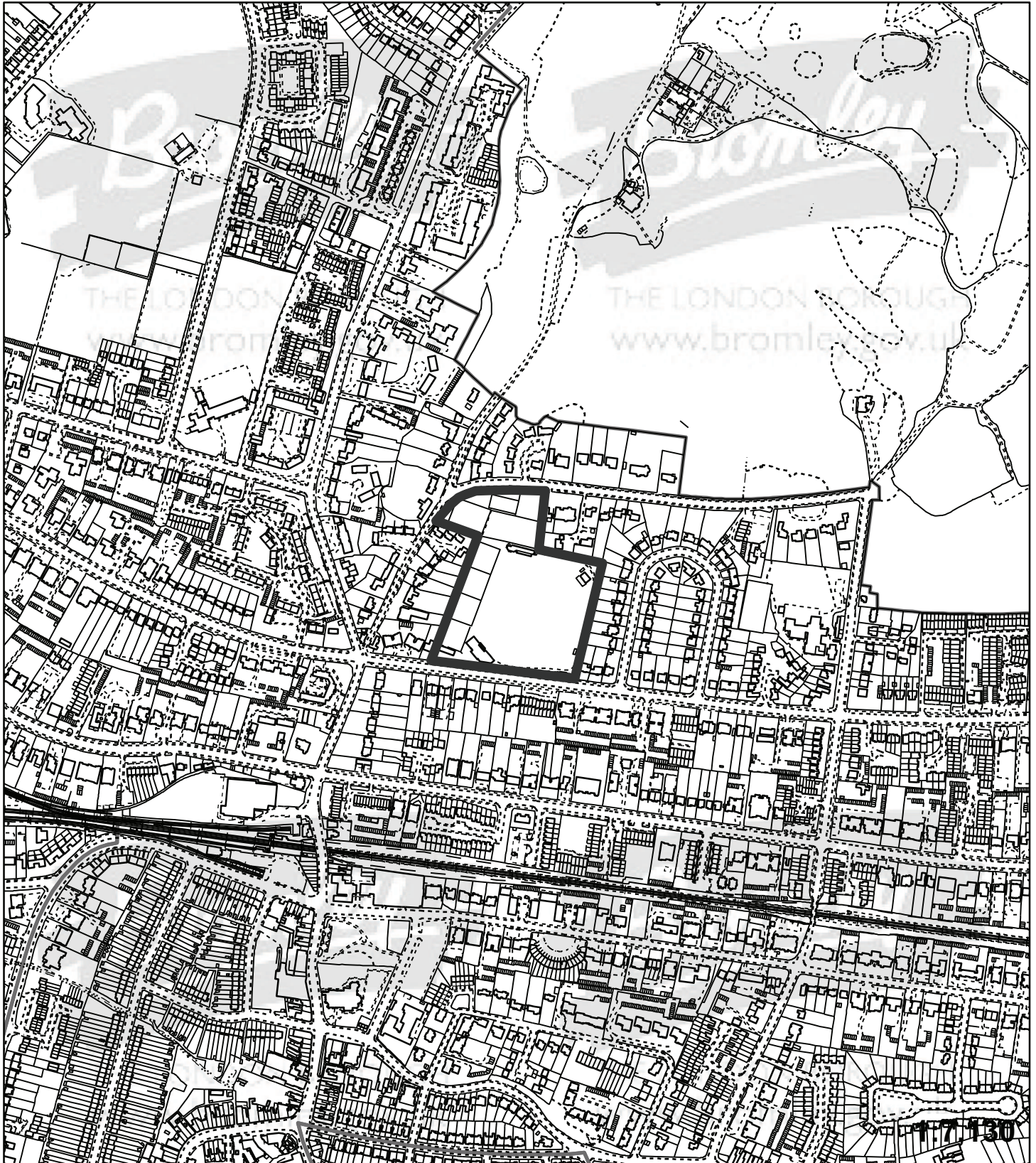
The reasons for refusal are:

- 1 The proposed advertising banners would represent an over dominant and harmful addition to the streetscene by virtue of their size and proposed positioning, resulting in a detrimental impact on the visual amenities of surrounding residential properties, thereby contrary to Policies BE1 and BE21 of the Unitary Development Plan.

Application:13/01553/ADV

Address: Beckenham Cricket Club 19 Foxgrove Road Beckenham BR3 5AS

Proposal: 3 x non-illuminated fixed banner signs (ADVERTISEMENT CONSENT).



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

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SECTION '2' – Applications meriting special consideration

Application No : 13/01557/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : 140 Worlds End Lane Orpington BR6
6AS

OS Grid Ref: E: 546814 N: 163326

Applicant : Ms Melanie Winter

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of a detached two storey six bedroom house with accommodation in roof space.

Key designations:

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

The application was deferred from Plans Sub-Committee on the 25th July 2013 in order to check that the width of the site is as submitted and that the side space proposed is achievable. This has been checked and confirmed, with the case officer visiting the site and overseeing measurements taken by the applicant's agent. The applicant's agent has submitted revised plans dated 07/08/13 indicating a minor re-siting of the house along with the clear dimensions of the site and side spaces. The application is returned to this corresponding Plans Sub-Committee meeting with the report repeated below, amended where necessary.

Proposal

- The proposed dwelling will have a height of approx. 9.1m and a width of approx. 15.4m. The depth will be approx. 15.5m.
- The relationships with the surrounding dwellings and side boundaries will be as follows:

Relationship with No. 138:

Elevation of proposed dwelling closest to Worlds End Lane

- proposed space between dwellings 3165mm (existing 2780mm)

- proposed distance from proposed replacement dwelling to boundary 1800mm (existing 1400mm)

Elevation of proposed dwelling furthest from Worlds End Lane

- proposed space between dwellings 3365mm (existing 2980mm)
- proposed distance from proposed replacement dwelling to boundary 2000mm (existing 1600mm)

Relationship with No. 142:

Boundary perpendicular to houses

- proposed space between dwellings 4500mm (existing 5308mm)
- proposed distance from proposed replacement dwelling to boundary 2850mm (existing 3655mm)

Location

The application site is on the northern side of Worlds End Lane. The site comprises a detached bungalow in an area characterised by similar development and a spacious character. The wider area is residential in character, with ample plot sizes and rear garden areas. At the front of the site is a protected oak tree.

Comments from Local Residents

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

- excessive size and scale
- inappropriate space at front of house
- overlooking and loss of privacy
- loss of trees
- glare from the sun reflecting from the windows.

Comments from Consultees

No technical highways objections are raised subject to conditions.

Environmental Health (Pollution) raises no objection subject to informatives.

No technical drainage objections are raised subject to conditions.

No Thames Water objections are raised subject to informatives.

Environmental Health (Housing) comments have been received indicating technical concerns regarding the internal layout. Additional information has been submitted by the applicant and Environmental Health is satisfied that this information overcomes the concerns raised.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density And Design
H9 Side Space
T18 Road Safety
NE7 Development And Trees

The National Planning Policy Framework

London Plan Policy 3.4 Optimising Housing Potential
London Plan Policy 3.5 Quality and Design of Housing Developments
London Plan Policy 5.12 Flood Risk Management

Planning History

Planning permission was granted under ref. 08/02834 for the demolition of existing dwelling and erection of a two storey five bedroom detached dwelling with integral double garage.

Planning permission was granted for an extension of time for the implementation of this development under ref. 11/02835.

Planning permission was granted for demolition of existing dwelling and erection of a two storey four bedroom detached house with integral garage and accommodation in roof space under ref. 12/01151.

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 the development would have on the amenities of the occupants of the surrounding residential properties. Any highway safety implications of the proposed new development and impact on trees are also a consideration.

The principle of replacing the existing house with a two storey replacement dwelling has been established at the site. The proposed building will have a similar height and depth to the dwelling permitted under ref. 12/01511. The bulk of the proposed dwelling would also be comparable to the previous dwelling, with an eaves height that is similar to the adjacent houses. It is considered that the dwelling would appear in context with surrounding development within the street scene and would not appear conspicuous or dominant.

The roof bulk is considered to be similar to that previously granted, incorporating front gable features and an increase in height to 9.1m. It is considered that the roof bulk results in a dwelling that does not look out of keeping within the street scene

and the dwelling will be flanked on both sides by other two storey residential development of similar heights, retaining an area of space between buildings.

The footprint of the proposed dwelling is sited as to not be in advance of the existing building line.

The proposal would extend to the rear of neighbouring dwellings by a similar amount to the previously permitted dwelling, with a side space of 1.8m - 2.0m retained as a minimum distance to No. 138 and 2.85m to No. 142. It is considered that the roof provides a scale and bulk that would be similar to that previously granted and would not have an impact significantly greater than the scheme previously granted. The north facing rear gardens are considered to mitigate this impact and the proposed house is considered not to result in an overbearing visual impact for the neighbouring properties. The generous separation afforded by the ample side space retained is considered to further reduce the visual impact.

To the west, No. 138 is separated from the dwelling by approx. 3.15-3.35m. This separation is considered adequate to minimise the impact on this property. A separation of 4.5m exists to No. 142 and this separation will likewise reduce the impact. Due to the separation between the proposed dwelling and neighbouring properties, it is considered that the prospect from and light to the neighbouring properties will not be adversely affected, despite the significant rearward projection of approx. 5m from the rear of No. 138 (which is similar to that previously granted permission) and 4m, beyond the rear of No. 142 (approximately 2m previously permitted). These relationships are considered to be suitable when considering the orientation, fully hipped roof and recent planning history.

There is a mature oak tree at the front of this property which is protected by a Tree Preservation Order. The application is accompanied by an arboricultural report and this originally indicated the felling of the oak tree. It is accepted that the tree is not in top quality condition but it occupies a prominent location at the front of the property and is a character tree in the street scene. The Tree Officer is opposed to the loss of the tree and the scheme has been amended to allow for its retention.

The proposal provides parking to the front of the house with the excavation of part of the front of the site. The existing access onto Worlds End Lane will be retained. Aside from the tree issue, the proposal will provide an area of hardstanding that would be suitable for car parking. Subject to drainage and parking layout conditions, no objections are raised to this aspect of the proposal.

Additional documents have been received indicating the proposed drainage arrangements and the retention of the oak tree.

Having had regard to the above it was considered that the siting, size and design of the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. No adverse impact on highway safety or protected trees is considered to result from the proposal. It is therefore recommended that planning permission is granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02834, 11/02835 and 13/01557, excluding exempt information.

as amended by documents received on 03.06.2013 18.06.2013 06.08.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACB18 Trees-Arbicultural Method Statement
ACB18R Reason B18
- 4 ACB19 Trees - App'ment of Arbicultural Super
ACB19R Reason B19
- 5 ACC07 Materials as set out in application
ACC07R Reason C07
- 6 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 9 ACH29 Construction Management Plan
ACH29R Reason H29
- 10 ACH32 Highway Drainage
ADH32R Reason H32
- 11 ACI02 Rest of "pd" Rights - Class A, B,C and E

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

- 12 ACI12 Obscure glazing (1 insert) in the first floor flank elevations
ACI12R I12 reason (1 insert) BE1
- 13 ACI17 No additional windows (2 inserts) first and second floor dwelling
ACI17R I17 reason (1 insert) BE1
- 14 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

- 15 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 16 A minimum side space of 2.0m and 1.8m shall be provided between the western and eastern flank walls respectively of the dwelling hereby permitted and the corresponding flank boundaries of the property.

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 17 The surface water drainage design should be implemented in accordance with the submitted and agreed "Proposed Drainage Layout" drawing no. A1833-500 revision P1 Dated 29/05/2013 and shall be permanently retained as such thereafter.

Reason: In order to achieve suitable drainage of the development.

INFORMATIVE(S)

- 1 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. The applicant is advised that if they intend to use the existing soakaways, they would need to demonstrate their full functionality.
- 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.
- 4 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 5 The applicant is advised that any works to the protected oak tree at the front of the site would require a separate consent.

- 6 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:13/01557/FULL1

Address: 140 Worlds End Lane Orpington BR6 6AS

Proposal: Demolition of existing dwelling and erection of a detached two storey six bedroom house with accommodation in roof space.



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

SECTION '2' – Applications meriting special consideration

Application No : 13/01927/FULL1

Ward:
Clock House

Address : Evangelical Church Cromwell Road
Beckenham BR3 4LW

OS Grid Ref: E: 536533 N: 168931

Applicant : Mr Simon Lang

Objections : YES

Description of Development:

Erection of a single storey rear extension for use as a meeting hall.

Key designations:

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

Proposal

This proposal is for a single storey rear extension to be located to the rear of the Evangelical Church, Cromwell Road. The proposed building would have a maximum depth of 6m and maximum width of 7.5m and would provide a second meeting hall for the church.

Location

The application site is located towards the northern side of Cromwell Road and is located on the corner of Cromwell Road and Colesburg Road. The area is predominantly residential in character with a dwellings in uniform formations. The church on two sides of the site has dwelling houses neighbouring.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 11 representations were received. The comments were a mixture of objections and supportive comments. The objections received raised the following issues:

- church currently being used for parties creating noise and parking issues.
- the timber framed structure is still not in character with the main building and surrounding area.
- the ground area of the structure is still too large.
- no parking has been allocated for this site.

- no indication whatsoever for what, or when, the extended church hall will be used for.
- the current garden behind the Church provides a small rural setting for the building and creates a pleasant area.
- church is already being used for commercial gain, any further extension can only make residential lives a lot worse.

Supportive comments:

- valuable community resource.
- offers a brilliant and welcoming environment for us and our children. If a single storey extension helps the Church to continue to provide somewhere for people to meet and enjoy themselves I think it should be fully supported.
- provided relevant, nurturing and much needed support to local residents.
- for a long time the building has been vacant and of no use to the community. Since the new church took over they have put on a number of community events.

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

Comments from Consultees.

Transport and Highways - No objection.

Planning Considerations

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

- BE1 Design of New Development
- T1 Transport Demand
- T3 Parking
- C1 Community Facilities
- C2 Community Facilities and Development

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

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

Planning History

13/00536/FULL1 - Erection of single storey modular building, application was refused on 11.04.2013, for the following reason:

'The proposed building, by reason of the amount of built development and consequent site coverage would result in a loss of spaciousness and an overdevelopment of the site, harmful to the character and appearance of the

area and to the visual amenities of No. 12 Cromwell Road, contrary to Policy BE1 of the Unitary Development Plan.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the adjacent listed building and amenity of surrounding residential properties.

The scheme has been reduced in size since the previous application of ref. 13/00536. The height and the depth remain the same; however the width has been reduced to bring the structure further away from the boundary of 12 Cromwell Road and from Colesburg Road. It still remains the same distance from 47 Colesburg Road though. It is considered that the 3 metre gap now provided between the proposed development and property number 12 would be sufficient to address any detrimental effects to visual amenity.

The depth of the structure however remains the same (6.8m), and means that when viewed from the streetscene it appears large and fills the space to the rear of the church. This means that the issues previously raised with site coverage, loss of spaciousness and overdevelopment have not been addressed and would still be an issue.

With regard to highway impact, within the objections received, concern has been raised with regard to the lack of allocated parking and consequential impact on the pressure for on street parking. The site also has a PTAL rating of 2, which indicates relatively poor connections to public transport. However, the applicant has stated that there are currently 20 children under the age of 10 at the church and as the development so for the existing congregation it is unlikely that there would be any additional traffic generation. There are additionally on street parking spaces available in the locality, as such, no objections are raised from a highways point of view.

In summation, the construction of a single storey extension would result in an unacceptable detrimental impact upon the appearance of the area and result in a loss of spaciousness.

RECOMMENDATION: PERMISSION BE REFUSED

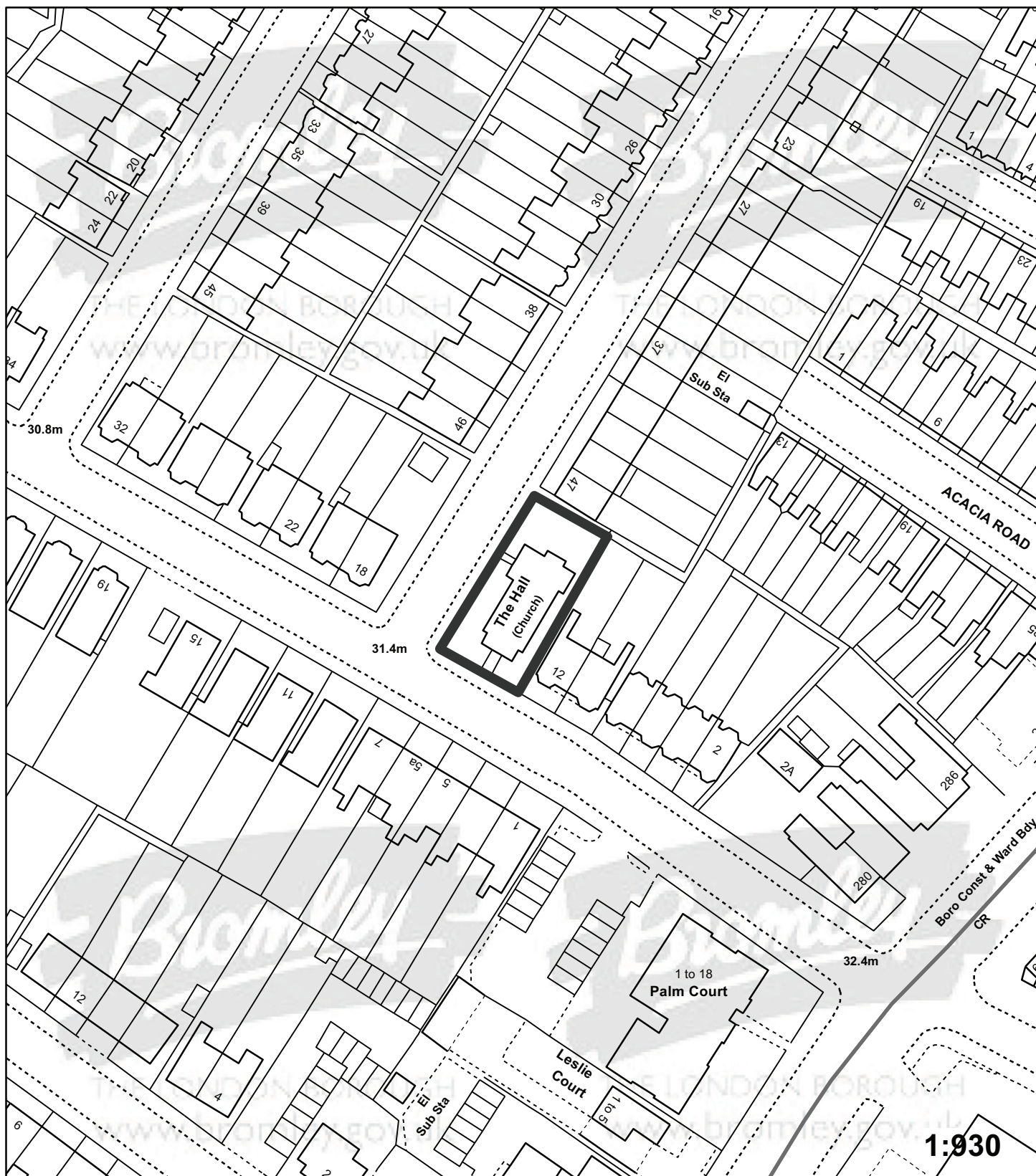
The reasons for refusal are:

- 1 The proposed building, by reason of the amount of built development and consequent site coverage would result in a loss of spaciousness and an overdevelopment of the site, harmful to the character and appearance of the area contrary to Policy BE1 of the Unitary Development Plan.

Application:13/01927/FULL1

Address: Evangelical Church Cromwell Road Beckenham BR3 4LW

Proposal: Erection of a single storey rear extension for use as a meeting hall.



"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 : 13/02283/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 7 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547034 N: 163361

Applicant : A Gebbett

Objections : NO

Description of Development:

Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch

Key designations:

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

Proposal

- The proposed side extension will have a width of 3.5m and will have a length of 15.6m at ground floor level, extending to the rear of the main rear wall of the house by 5.2m. The first floor will have a length of 10.4m and the extension will provide a 2m separation to the flank boundary at ground and first floor levels (1.3m side space previously refused). The side extension will have a hipped roof and the existing side garage will be replaced.
- The proposed rear extension at first floor level will square off the property and rationalise the roof, replacing the existing flat roof to the rear of the house. To the front a front porch will be created with a roof of 3.5m in height and a width of 2.8m.
- Roof alterations include the provision of three small rear dormers and flank rooflights.
- A chimney will be provided to the flank boundary facing No. 9.

Location

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

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

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

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

Planning History

Planning permission was refused under ref. 12/03920 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate increase in ridge height, rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposal, by reason of its design, excessive height and roof bulk, would result in a disproportionate addition to the dwelling and would be detrimental to the character of the dwelling and wider street scene, contrary to Policies BE1 and H8 of the Unitary Development Plan.'

Planning permission was refused under ref. 13/00724 for a part one/two storey side and rear and single storey front extensions, roof alterations to incorporate rear dormers and elevational alterations. The refusal grounds were as follows:

'The proposed development would, by reason of the inadequate side space to be provided in an area where higher spatial standards exist, result in a retrograde lowering of spatial standards detrimental to the established character of the area, contrary to Policies BE1 and H9 of the Unitary Development Plan.'

This application has recently been dismissed on appeal. The Inspector states:

'The proposal seeks to replace a recessed single storey garage attached to the side of the dwelling with a two storey extension sitting flush with its front elevation. The first floor element of the proposed extension would be set in slightly from its ground floor and would be over 1 metre from the side boundary. Nevertheless, the main body of the dwelling would be brought

much closer to the side boundary and very close to the house at No. 5 Oxenden Wood Road. Whilst I can understand the appellant's frustration that this neighbouring dwelling has been the subject of a two storey extension quite close to the side boundary, this is beyond my control. Further, a reasonably generous gap between the two houses remains at present, irrespective of the position of the physical boundary between the two properties. This would be reduced considerably if the proposed extension was built and the effect would harmfully erode the general feeling of spaciousness within this part of Oxenden Wood Road.

For the above reasons, and despite a recommendation from the Council's Planning Officer to its Committee that planning permission should be granted, along with an endorsement from the Chelsfield Park Residents Association (CPRA), I conclude that the proposal would unacceptably harm the character and appearance of the street scene. In such terms, it conflicts with saved policy BE1 of the adopted London Borough of Bromley Unitary Development Plan (UDP) which seeks to ensure that development does not detract from the existing street scene. It also conflicts with the overall aim of saved policy H9 of the UDP which explains that in areas where high standards of separation exist, a side space greater than the minimum 1 metre standard will be expected.'

Conclusions

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

The proposal omits the previously refused increase in roof height and sets the extension in from the flank boundary by 2.0m. The resulting side space is now considered to be acceptable to address the previous concerns of the Inspector. The extension will have an architectural design that will complement the main house, with the large and disproportionate addition to the height now removed from the scheme and the provision of side space considered to set the dwelling more comfortably within the plot. The rear section of the roof will be rationalised, removing the flat roof that exists, and this will improve the appearance of the house and the relatively modest design of the existing house will be retained. The large overhang previously proposed has also been removed and the angle of the roof pitch will remain the same as the existing house, therefore the appearance of the house will be suitable, given the existing architecture.

The proposal will not increase the roof height and therefore the dwelling will not exceed the height of No. 5, which is sited on higher ground. The roof exceeds the height of No. 9 already and, although the side extension will be significant, the resulting structure will not appear excessive within the street scene.

Similarly it is considered that although the chimney reduces side space to 1.2m at this part of the house, the chimney will be small and set back from the building line. On balance it is considered that the chimney would not harm the spatial standards

of the area by encroaching within 2m of the flank boundary as the majority of this flank wall will be 1.75-1.8m from the boundary.

The proposed side extension is not considered to impact on the amenities of No. 5, which does not have any flank facing windows. To the rear, the replacement of the existing garage with a new rear extension will be acceptable as it will be sited in the same location. The roof will increase the overall height of the new extension to 3.7m (taller than the flat roofed existing structure) however the structure will be on lower ground than No. 5 and will not result in a harmful impact. The side boundary is well screened with vegetation and this will also reduce the impact, as will the increased side space and orientation, as No. 7 is to the north.

No. 9 may be affected by the provision of a hipped roof on to the existing flat roofed section at the rear of the house. The dwelling will not be extended closer to No. 9 and although the additional roof may impact on light and outlook from the flank windows at No. 9, this impact is considered to be acceptable as the houses are separated by approximately 5.5m, with the majority of the added bulk sited even further from the boundary.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03920, 13/00724 and 13/02283, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the second floor flank
 elevations
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) flank extensions
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

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:13/02283/FULL6

Address: 7 Oxenden Wood Road Orpington BR6 6HR

Proposal: Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch



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

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

Application No : 12/01071/AMD

Ward:
Bromley Common And
Keston

Address : 9 The Dale Keston BR2 6HW

OS Grid Ref: E: 541852 N: 164806

Applicant : Mr And Mrs J & W Campell

Objections : YES

Description of Development:

AMENDMENT: to form small parapet gutter to side wall of garage (southwall) instead of approved over hanging gutter

Proposal

Under planning ref. 12/01071 permission was granted for roof alterations incorporating front and rear dormers to form habitable accommodation in the roofspace, pitched roof to garage and single storey rear extension and elevational alterations.

The current plans which have now been implemented show a revised flank wall detail. A small parapet gutter to the side wall of the garage is now proposed as opposed to the approved guttering which was incorporated into the hip end roof of the garage. In order to achieve the revised flank wall detail, the width of the roof has been reduced by approx. 0.6m all other aspects of the proposal appear to remain unchanged.

Location

The application property is a bungalow located along The Dale and is one of the first properties you see when you enter the road via Beechwood Drive.

The road itself is attractive with tree-lined grass verges and a mix of detached houses and bungalows set back from the road.

Photographs of the works are available on the file for Members to view.

Planning Considerations

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

In deciding whether proposed changes are acceptable as non-material amendments, careful consideration also needs to be given to the following three points:

1. Do the proposed changes differ in substance from the development that was granted planning permission?

From a visual perspective the changes to the flank wall detailing are relatively minor and indeed to achieve the revised gutter detail there has also been a reduction in the width of the roof to the garage. As a result an overall lesser scale of development is now proposed.

2. Would acceptance of the proposed changes as non-material amendments deprive those who should have been consulted from such additional consultation?

Occupants of the neighbouring property at No.7 made representations both at application stage and following the schemes approval. The residents at No.7 also contacted the Council whilst the subject works were being carried out expressing their concern that the changes would result in loss of visual amenity and would not be in keeping with the character of the area. A letter was sent [18.7.2013] to them advising them that the Council was in receipt of and assessing the subject application. Following this they have also been formally notified of the application and sent a copy of the plans.

3. Does the cumulative impact of a series of non-material amendments result in a development that is quite different from the original permission?

Once again the changes indicated in the plans are relatively minor and relate to one aspect of a larger scheme. The cumulative impact is of the changes to the width of the roof gutter detail result in a development that is very similar to the original permission

Therefore given the above it is considered that the alterations indicated are acceptable as a non-material amendment to the original permission. It is not considered that they will unduly impact on the character of the area or the residential amenities of the neighbouring property at No.7.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/12/01071, excluding exempt information.

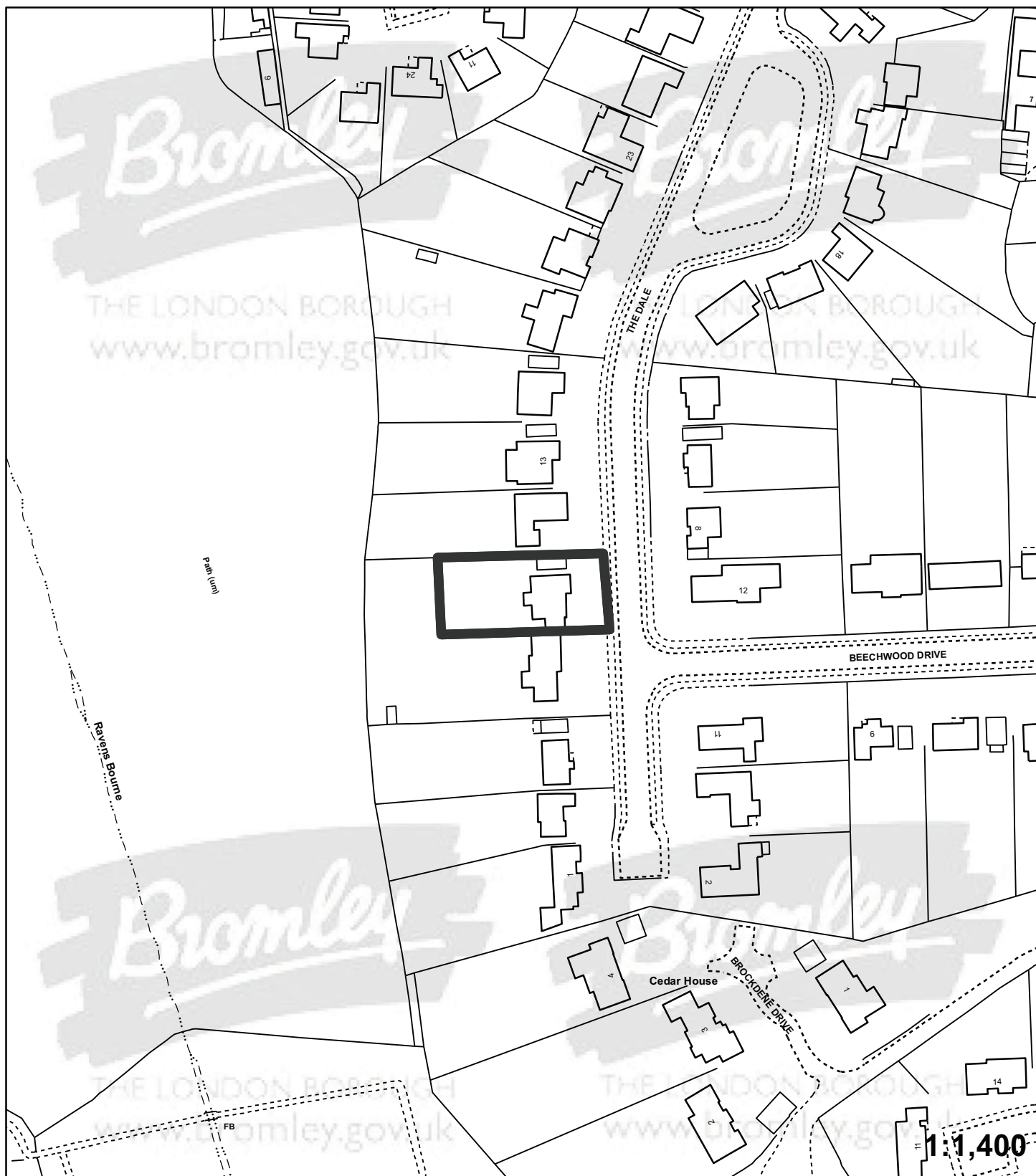
Recommendation

Approve Non Material Amendment

Application:12/01071/AMD

Address: 9 The Dale Keston BR2 6HW

Proposal: AMENDMENT: to form small parapet gutter to side wall of garage (southwall) instead of approved over hanging gutter



"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 4.7

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

Application No : 13/01535/FULL1

Ward:
Copers Cope

Address : 10 Copers Cope Road Beckenham BR3
1NB

OS Grid Ref: E: 537297 N: 170002

Applicant : Mr Durmus Ergen

Objections : YES

Description of Development:

Erection of single storey building to rear.

Key designations:

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

Proposal

This proposal is for a single storey building to be located to the rear of No. 10 Copers Cope Road. The proposed building would have a maximum depth of 10.8m and maximum width of 9.7m and would provide a staff room with office and storage which Drawing No. ES12-06-B states is ancillary to the existing hotel.

Location

The application site is located towards the eastern end of Copers Cope Road and is an end of terrace four storey hotel building which has now been refurbished extensively. The application site is within walking distance of Beckenham town centre. The area is predominantly residential in character with a mixture of houses and flats. Towards the eastern boundary is the refurbished residential block of four storey flats known as Regent's Court. Towards the western boundary is the detached four storey block of 1970s flats known as Sinclair Court.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 6 representations were received. The comments received raised the following issues,

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

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

Comments from Consultees

No statutory consultations were deemed necessary for this application.

Planning Considerations

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

BE1 Design of New Development

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

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

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

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

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

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

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the adjacent listed building and amenity of surrounding residential properties.

The structure since the last application has made attempts to reduce the scale of the development. The large pitched roof has been removed that reduces the height significantly. There is a timber fence that encloses the rear garden area and the outbuilding is shown on the submitted plans and elevations as being a bit taller. Two windows are still to be located in the rear elevation of the building, however, these are annotated as being obscure glazed which could be controlled by way of a condition and as such this is not considered to give rise to an unacceptable loss of privacy or sense of overlooking.

Concerns were raised with the previous application in terms of the concentration of commercial activities at the rear on the site and given that this would be within 2m of the rear boundary with Nos. 29 Park Road and No. 18 Hanley Place, with a total separation of approximately 13m between the rear elevations of these buildings it is considered that the provision of a commercial use at this location was unacceptable. The proposed use has also been altered, the application no longer proposes having the outbuilding for the use of guests, but now is intended for staff, therefore making it less commercial in nature.

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

RECOMMENDATION: PERMISSION

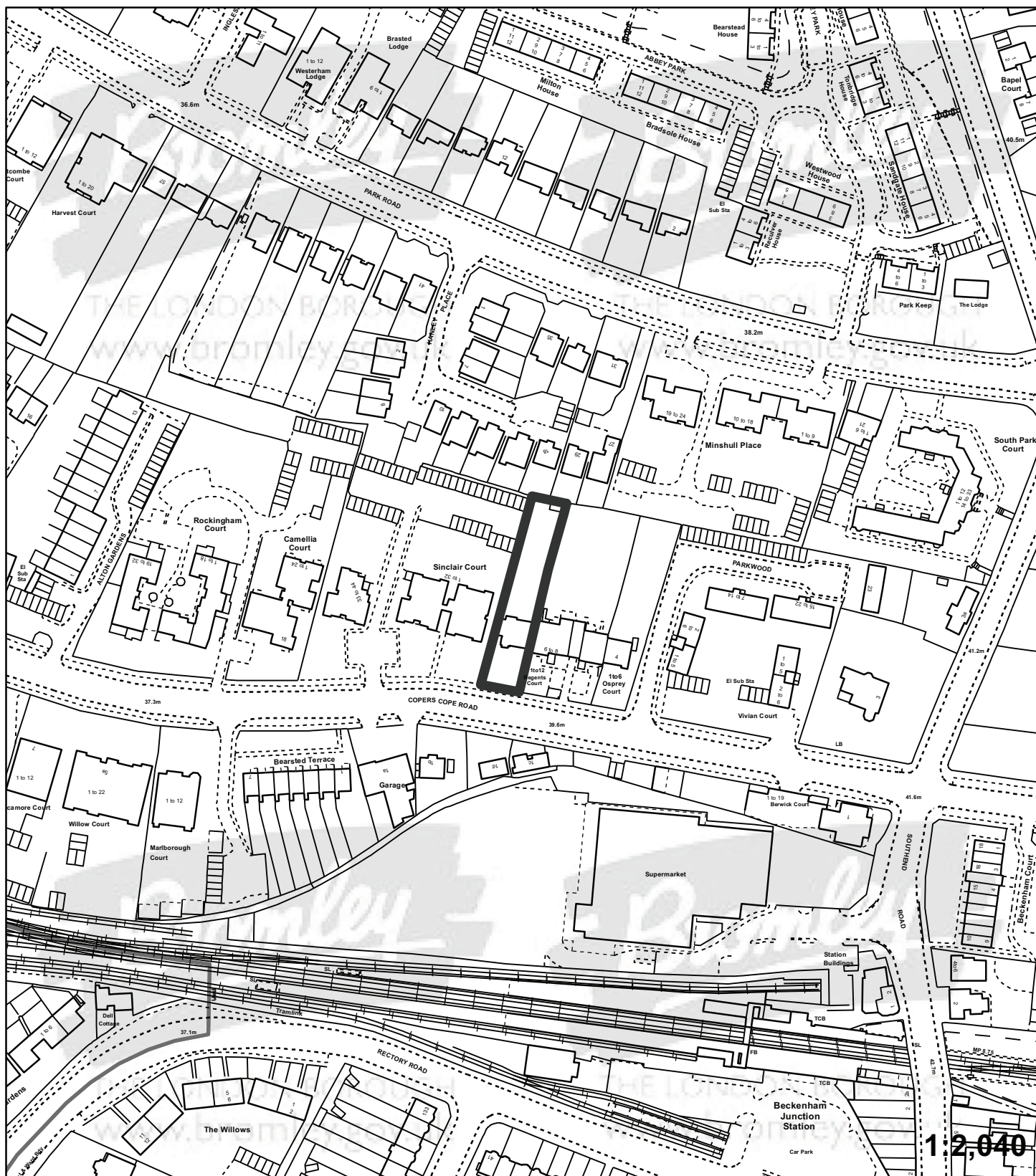
Subject to the following conditions:

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

Application:13/01535/FULL1

Address: 10 Copers Cope Road Beckenham BR3 1NB

Proposal: Erection of single storey building to rear.



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

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

Application No : 13/01560/FULL1

Ward:
Bickley

Address : 5 Coates Hill Road Bickley Bromley BR1
2BJ

OS Grid Ref: E: 543292 N: 169128

Applicant : Julian Beale Construction Ltd

Objections : YES

Description of Development:

Replacement two storey 5 bedroom dwelling with accommodation in roof and integral garage.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

It is proposed to demolish the existing bungalow and erect a two storey 5 bedroom dwelling with accommodation in the roof which would provide separations of 1.25m and 1.4m to the side boundaries of the site. A single storey element would project 4m further to the rear, while the north-western wall of the dwelling would be 2.3m closer to the boundary with No.3.

The dwelling would have a height of 8.6m (compared with 5.9m existing), and it was originally proposed to have side and rear roof dormers, but these have now been replaced with rooflights (amended documents received 22.5.13).

Location

This detached bungalow is located on the north-eastern side of Coates Hill Road, close to the junction with Faro Close, and backs onto the rear garden of No.17 Faro Close. Coates Hill Road rises up towards the south such that No.3 (a detached two storey dwelling) is at a lower level than No.5, while No.7 (a chalet bungalow) sits at a higher level.

Comments from Consultees

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

- overlooking of neighbouring properties and rear gardens
- replacement dwelling is overlarge with a high roofline which is not in keeping with surrounding properties
- overdevelopment of the site
- loss of daylight to No.3
- wall along boundary with No.7 should be retained for privacy.

Comments from Consultees

Highway - Adequate parking would be provided on site - no objections raised

Drainage - There are no foul or surface water public sewers near the site - recommend that standard condition D02 be imposed.

Thames Water - No objections

Environment Agency - No objections

Environmental Health - No objections - suggest informatives regarding site contamination and compliance with the Control of Pollution Act.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
T3 Parking
NE7 Development and Trees

Conclusions

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

The principle of replacing this bungalow with a detached dwelling may be considered acceptable so long as the proposals do not compromise the character and spatial standards of the surrounding area, nor detrimentally affect the amenities of nearby residents. In this regard, the plot is a reasonable size and could support a larger dwelling than the existing bungalow without resulting in an overdevelopment of the site.

The new dwelling would maintain a separation of 1.25m to the north-western side boundary with No.3, and 1.4m to the south-eastern flank boundary with No.7, and therefore complies with Policy H9 which requires a minimum 1m separation to the side boundaries to be maintained in respect of two storey development. Furthermore, it would not project significantly forward of the existing dwelling on the site, thus maintaining the general front building line in the vicinity.

The dwellings within this part of Coates Hill Road step up towards the south-east, with the two storey dwelling at No.3 set at a lower level than No.5, and the bungalow at No.7 at a higher level. The proposed dwelling would be approximately 1.6m higher than No.3 (taking into account the difference in levels), although it has been designed with a lower catslide roof on the north-western side in order to lessen its impact. It would also be approximately 0.5m higher than the adjacent bungalow at No.7 which is already set at a higher level due to the rising land levels.

Although the new dwelling would appear bulkier in the street scene than the existing bungalow, given the sympathetic roof design and increased separation provided to the boundary with No.7, along with the fact that it lies adjacent to a sizeable two storey dwelling at No.3, the proposals may not be considered to have a seriously detrimental impact on the spatial standards and visual amenities of the surrounding area. If Members are minded to accept this height of development, it would be appropriate to include conditions requiring the submission and approval of details of slab levels and building heights in relation to the immediate neighbours, based on accurate surveys.

With regard to the impact on adjacent residential properties, the proposed dwelling would maintain adequate separations to the adjoining properties, and the proposed first floor window and rooflight in the respective flank elevations would be obscure glazed, thus protecting the amenities of the adjoining occupiers.

The main two storey part of the dwelling would not project significantly further to the rear than the existing dwelling nor the adjoining properties, and the single storey element which projects 4m further to the rear would lie adjacent to a garage building at No.3.

With regard to the impact on Nos.17 and 18 Faro Close which lie to the rear, the rear elevation of the new dwelling would be at an oblique angle to the rear of these properties, therefore, any loss of outlook or privacy may be considered to be limited. The rear gardens of these properties are between 20-30m away from the new dwelling, and although there would be some degree of visual impact arising, this is not considered to be so significant to warrant a refusal in this case.

The proposals are not, therefore, considered to have a seriously detrimental impact on the amenities of adjoining residents.

The proposed dwelling would have an integral garage along with parking for 2 or 3 cars on the frontage which is considered acceptable to meet the Council's standards.

Having had regard to the above it was considered that the proposals are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and spatial standards of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01560, excluding exempt information.

as amended by documents received on 22.05.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 3 ACC01 Satisfactory materials (ext'n'l 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 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 7 ACH26 Repair to damaged roads
 ACH26R Reason H26
- 8 ACH32 Highway Drainage
 ADH32R Reason H32
- 9 Before the development hereby permitted is first occupied, the proposed window(s) and roof light at first floor level in the flank elevations of the dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1
- 10 ACI17 No additional windows (2 inserts) first floor flank dwelling
 ACI17R I17 reason (1 insert) BE1
- 11 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 12 ACK05 Slab levels - no details submitted
 ACK05R K05 reason

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the

Community Infrastructure Levy Regulations (2010). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

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

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

Application:13/01560/FULL1

Address: 5 Coates Hill Road Bickley Bromley BR1 2BJ

Proposal: Replacement two storey 5 bedroom dwelling with accommodation in roof and integral garage.



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

Agenda Item 4.9

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

Application No : 13/01629/FULL6

Ward:
Bickley

Address : Carpenters Lodge St Nicolas Lane
Chislehurst BR7 5LL

OS Grid Ref: E: 542370 N: 169696

Applicant : Mr James Deen

Objections : YES

Description of Development:

First floor rear and single storey side and rear extensions, and elevational alterations

Key designations:

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

Proposal

It is proposed to add a first floor rear extension over the existing kitchen, and add a conservatory immediately behind it and a small single storey side extension adjacent for use as a utility room. The first floor rear extension would project 4.75m to the rear on the eastern side which would match the western wing of the house, whilst the conservatory would project 4m to the rear. The single storey side extension would project 0.85m to the side, set back 6.7m from the front of the house.

Part of the double garage would also be converted into a study, leaving a single garage to the side.

Location

This detached two storey property is located on the southern side of St. Nicolas Lane, close to the junction with Logs Hill.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, including from Sundridge Residents' Association, which can be summarised as follows:

- first floor rear extension would block light to side kitchen window of Steadhurst
- excessive rearward projection of first floor rear extension leading to loss of light and outlook
- excessive height and rearward projection of conservatory
- overdevelopment of the site - property has already been extensively enlarged
- the side space should be retained to the eastern side.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

Extensions were added to the property in 1994 (ref. 94/01584) and permission was granted in 2008 (ref. 08/00551) for a first floor rear extension but this was not built and has now expired.

Conclusions

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

The proposed first floor rear extension is virtually identical to the first floor rear extension permitted in 2008 (ref. 08/00551) but not built. This aspect of the proposals is therefore considered acceptable.

The proposed rear conservatory would project 4m to the rear on the eastern side of the rear elevation, adjacent to Steadhurst. This dwelling currently projects further to the rear of Carpenters Lodge at ground floor level, and therefore, the proposed conservatory would have limited impact on the amenities of the adjoining occupiers.

Given the size of the site, the proposals are not considered to result in an overdevelopment, however, the single storey side extension would strictly speaking contravene the Council's side space policy which prevents two storey development within 1m of the side boundary at both ground and first floor levels. The existing two storey development is situated a minimum 1.2m from the side boundary, whilst the proposed side extension would project a further 0.85m to the side, leaving a

separation of 0.35m to the side boundary. However, the extension would be set back 6.7m from the front of the house, and would not be very visible within the street scene.

Members may, therefore, consider that the spatial standards of the surrounding area would not be unduly compromised by the proposals in this instance.

Background papers referred to during production of this report comprise all correspondence on files refs. 94/00456, 94/01584, 08/00551 and 13/01629, excluding exempt information.

RECOMMENDATION: PERMISSION

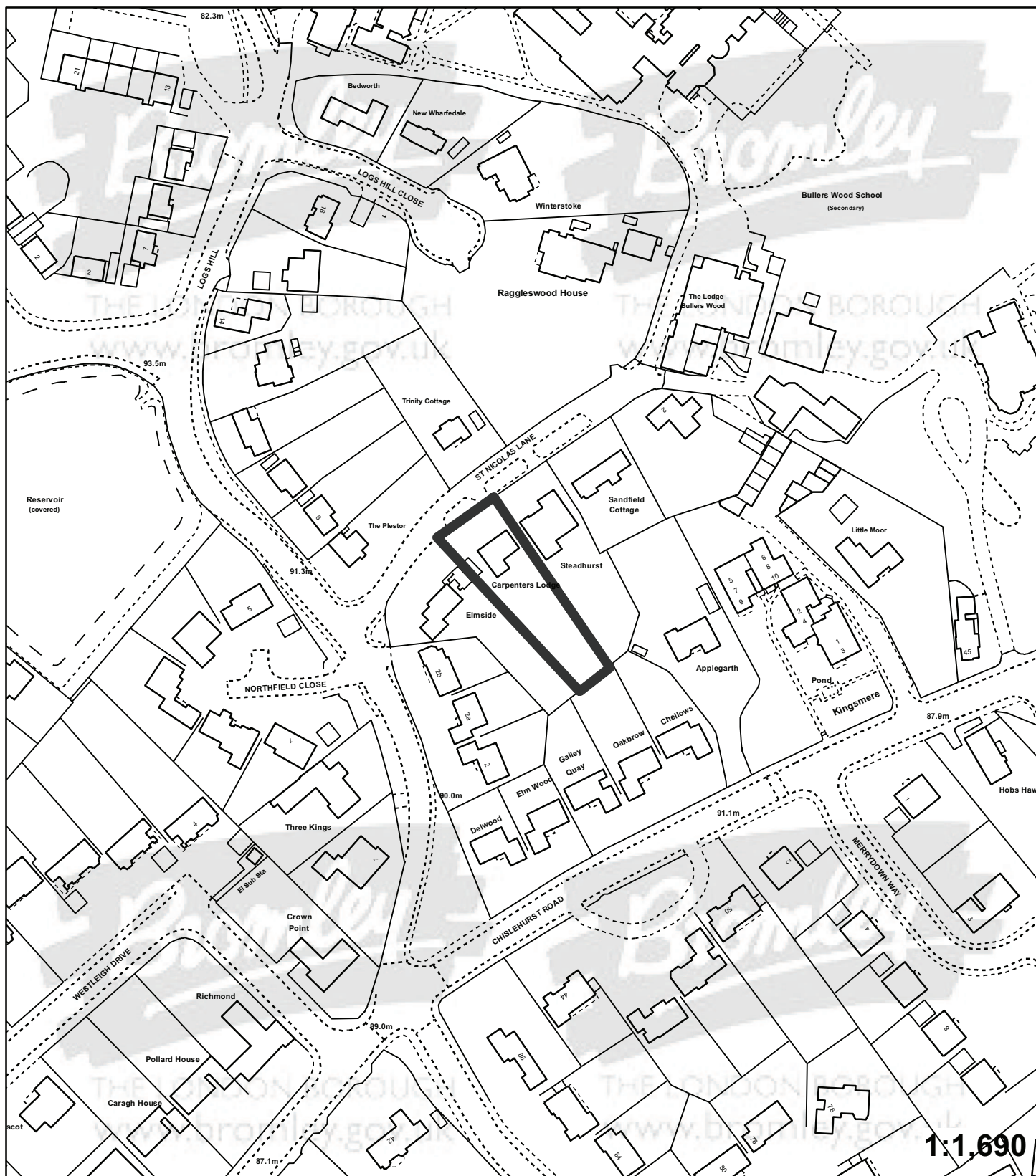
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACI13 No windows (2 inserts) north-eastern flank first floor
 ACI13R I13 reason (1 insert) BE1
 ACK01 Compliance with submitted plan
- 3 ACK05R K05 reason

Application:13/01629/FULL6

Address: Carpenters Lodge St Nicolas Lane Chislehurst BR7 5LL

Proposal: First floor rear and single storey side and rear extensions, and elevational alterations



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

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

Application No : 13/01873/MATAMD

Ward:
Bickley

Address : Shadycombe Chislehurst Road
Chislehurst BR7 5LE

OS Grid Ref: E: 542835 N: 169674

Applicant : Mr James McKeown

Objections : YES

Description of Development:

Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe (Minor Material Amendment to permission ref. 11/03858 to provide accommodation in the roofspace with side and rear rooflights).

Key designations:

Area of Special Residential Character
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 on appeal in February 2013 (ref.11/03858) to construct a detached two storey 5 bedroom dwelling on land comprising the side garden of Shadycombe, and construction works are well underway.

It is now proposed to add accommodation within the roof space comprising an additional bedroom, bathroom, games room and gallery. The only changes to the roof would be the addition of 4 roof lights in the rear roof slope, 2 in the western roof slope, and 1 in the eastern roof slope.

An additional first floor window is also proposed in the western flank elevation of the dwelling which would serve a bathroom.

Location

Shadycombe is a large detached property located on the corner of Chislehurst Road and Tudor Close, and currently occupies a site of approximately 0.28ha. It

lies within Bickley Area of Special Residential Character, and fronts Chislehurst Road which is a local distributor road.

The application site, which comprises the subdivided eastern part of the garden of Shadycombe, would cover an area of 0.11ha, and would have a site frontage of 22m, and a depth of 60m. The site slopes down towards the rear, and some re-grading of the land levels would be carried out at the site of the new dwelling.

Chislehurst Road also slopes down from west to east so that Shadycombe is currently at a higher level than Milhurst to the east.

Comments from Local Residents

Letters have been received from nearby residents who are opposed to the development, and who request that the revisions be considered by committee, rather than being dealt with under delegated powers.

Comments from Consultees

The Council's highway engineer considers that the proposals would provide adequate parking and means of access for both the proposed and host dwellings.

No technical objections are raised from a drainage or waste point of view, and Thames Water does not raise any concerns.

Environmental Health recommend informatives regarding the Control of Pollution Act and any site contamination found during construction works.

Planning Considerations

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

- H7 Housing Density and Design
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

No significant trees would be directly affected by the proposals.

Planning History

Permission was refused in March 2012 (ref.11/03858) for the erection of a detached two storey 5 bedroom dwelling on this plot for the following reasons:

- 1 The erection of a dwelling on this open garden land constitutes an unsatisfactory sub-division of the existing plot and would be harmful to the character and visual amenities of the Bickley Area of Special Residential

Character, thereby contrary to Policies H7, H10 and BE1 of the Unitary Development Plan.

The proposals were later granted on appeal.

Conclusions

The main issues in this case are the impact of the revised proposals on the character and appearance of Bickley Area of Special Residential Character, and on the amenities of nearby residents.

The proposed roof lights in the side roof slopes would be set a minimum height of 1.7m above internal floor level, and would not result in undue overlooking of neighbouring properties, while the rear roof lights would be set some distance away from the properties to the rear in Oakhurst Close, where there is some tree screening in between. The proposals are not, therefore, considered to have a detrimental effect on the amenities of the occupiers of those properties.

The additional first floor window proposed in the western flank elevation of the dwelling would serve a bathroom, and can be conditioned to be obscure glazed.

With regard to the impact on Bickley ASRC, the majority of the roof lights are contained at the rear, while the side roof lights and additional first floor flank window would not have a detrimental impact on the appearance of the new dwelling, nor on the character and appearance of Bickley ASRC.

The minor amendments are therefore considered acceptable, subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03858 and 13/01873, excluding exempt information.

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

Subject to the following conditions:

- | | | | | |
|---|---------|--|------|--------|
| 1 | ACA08 | Boundary enclosures - implementation | | |
| | ACA08R | Reason A08 | | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | | |
| | ACC01R | Reason C01 | | |
| 3 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 4 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 5 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m | x 2.4m |
| | 3.3m 1m | | | x |
| | ACH12R | Reason H12 | | |
| 6 | ACH16 | Hardstanding for wash-down facilities | | |
| | ACH16R | Reason H16 | | |

- 7 ACH32 Highway Drainage
ADH32R Reason H32
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E
ACI03R Reason I03
- 9 ACI12 Obscure glazing (1 insert) at first floor level in the flank elevations
ACI12R I12 reason (1 insert) BE1
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 11 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 12 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority, and these works shall be carried out as approved. These details shall include hard surfacing materials, which to vehicle hardstandings/access drive shall be permeable; the planned regular maintenance of such permeable surfacing; planting plans; schedules of plants, noting species, plant sizes and proposed numbers/densities; and an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Where any tree or plant which within a period of five years from the date of first occupation is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the next planting season at the same place, unless the local planning authority gives its written approval to any variation.
ACA04R Reason A04
- 13 No development shall take place, nor shall any equipment, machinery or materials be brought onto the site for the purpose of development until an arboricultural method statement detailing measures to be undertaken to protect the retained trees during the building contract has been submitted to and approved in writing by the local planning authority. These details shall include: an indication of all existing trees on the land, details of any to be retained, together with measures for their protection in the course of development; type, siting and the maintenance for the duration of the building project of any protective fencing; type and siting of scaffolding; programme for and method of site clearance, demolition and building works; location, depth and method of foundation excavation and formation of new foundations; location of site facilities, area for the storage of spoil, building materials, machinery, parking of motor vehicles and siting of other equipment on site, mixing of mortar and concrete, bonfire site; the location of existing and new underground services; method for the removal of any existing hard surfaces within the protected zone; detail of any new surfacing within the protected zone; method for the watering of the trees during the course of the building works. Development shall be carried out in accordance with the approved details and method statements.
ACB18R Reason B18
- 14 Notwithstanding the provisions of Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995

(or any Order amending, revoking and re-enacting this Order) no additional hard surfaces other than those hereby approved shall be formed within the curtilage of the dwelling.

ACI03R Reason I03

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

Application: 13/01873/MATAMD

Address: Shadycombe Chislehurst Road Chislehurst BR7 5LE

Proposal: Detached two storey 5 bedroom dwelling with integral double garage on land adjacent to Shadycombe (Minor Material Amendment to permission ref. 11/03858 to provide accommodation in the roofspace with side and rear rooflights).



"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 6.1

Report No.
DRR13/096

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 2

Date: Thursday 22 August 2013

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **OBJECTIONS TO TREE PRESERVATION ORDER 2537 AT 4
MANOR PLACE, CHISLEHURST**

Contact Officer: Coral Gibson, Principal Trees Officer
Tel: 020 8313 4516 E-mail: Coral.Gibson@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Chislehurst;

1. Reason for report

To consider objections that have been made in respect of the making of a tree preservation order.

2. **RECOMMENDATION(S)**

The Chief Planner advises that the tree makes an important contribution to the visual amenity of this part of the Chislehurst conservation area and that the order should be confirmed.

3. COMMENTARY

3.1. This order was made on 12th March 2013 and relates to 1 lime tree in the garden. Objections have been made by the owner of the property who is concerned about the making of the order for the following reasons:

1. The size of the trees and its continuing growth.
2. Their garage has suffered subsidence, they had a beech tree removed and are concerned that this may happen again. The whole of the rear of the garage was rebuilt and they claimed on their insurance. They have been advised that there is clay under a sandy soil.
3. Manor Place is a cul de sac and when trees are in leaf they are the only people that can see the tree and they point out that there is a strip of woodland at the rear of their property within the ownership of Coopers School.
4. The tree is shown in the wrong location on the plan accompanying the order.

3.2. The response to these comments was made using the same numbering:

1. The tree is a mature specimen, about 18 metres in height and is in a reasonably healthy condition. Whilst the tree will continue to grow, the future growth will not be significant. It is a large growing species and is about 5 metres from the front of the garage and 9 metres from the main house. It is considered that the tree is appropriate to its location and it makes a positive contribution to the visual amenities of this part of the Chislehurst Conservation Area and it is for this reason that it has been preserved.

2. Damage to properties is a serious matter, and if it is demonstrated that damage is occurring as a result of the tree, and the only means of solving the problem is by tree surgery or even tree removal, then it would be unusual for the Council to withhold consent. However sufficient evidence would need to be submitted to show that the tree was the cause of the damage. If there is any evidence to demonstrate that the lime tree was involved in the movement of the garage it would be helpful to see copies of any relevant reports. Turning to the possibility of future damage to the property, it is important to point out that the TPO does not prevent tree works, but it does mean that the consent of the Council is required for almost any works. If it is demonstrated in the future that property foundations are being damaged, and the only means of solving the problem is by tree surgery or even tree removal, then it would be unusual for the Council to withhold consent. However, the possibility of future damage is not normally sufficient to prevent the confirmation of Tree Preservation Orders.

3. With regard to the assessment of amenity for Tree Preservation Orders, no standard method is in use which determines when a tree merits a Tree Preservation Order, and when it does not. All methods of amenity assessment contain some inherent subjectivity. The amenity value of trees depends on many factors, and a tree may be appropriate in one location, but out of place or unattractive in another. Trees do not lend themselves to classification into high or low landscape value categories. In this case the size, potential growth, location and intrinsic characteristics of the tree was not considered to lessen its amenity value.

4. It was noted that the boundary between the property and Walsingham Stables in Manor Park is different from that shown on the maps and the plan accompanying the preservation order will be amended.

4. POLICY IMPLICATIONS

This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

If not confirmed the order will expire on 12th September 2013.

7. PERSONNEL IMPLICATIONS

None

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

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Report No.
DRR13/097

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 2

Date: Thursday 22 August 2013

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **OBJECTIONS TO TREE PRESERVATION ORDER 2541 AT 8 THORNTON DENE, BECKENHAM**

Contact Officer: Coral Gibson, Principal Trees Officer
Tel: 020 8313 4516 E-mail: Coral.Gibson@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Kelsey and Eden Park;

1. Reason for report

To consider objections that have been made in respect of the making of a tree preservation order.

2. **RECOMMENDATION(S)**

The Chief Planner advises that the two pine trees in the front garden of the property make an important contribution to the visual amenity of this part of Beckenham and that the order should be confirmed.

3. COMMENTARY

3.1. This order was made on 25th March 2013 and relates to two pine trees in the front garden of the property. Objections have been made to the making of the order by arboricultural consultants acting for the owner of the property. They are concerned about the making of the order for the following reasons:

1. The Council had not provided information detailing how they have assessed the amenity of the tree. They make reference to the Guide to the Law and Good Practice and the advice that local planning authorities should be able to explain to landowners why their trees have been protected.
2. The Council has made the TPO in accordance with Policy NE7 of the Council's Unitary Development Plan.
3. Their client has advised that falling needles and cones from the two pine trees constitute a slip hazard and on-going nuisance.

3.2. The response was made using the same numbering:

1. The trees are mature specimens, about 18 metres in height and are in a reasonably healthy condition. The trees are a clearly visible feature on entrance to the cul de sac from Greenways and they can be seen from that road. The trees help to provide an attractive setting for the property and are a clearly visible feature and they make a positive contribution to the visual amenities of the locality.

2. The comments about Policy NE7 are noted and it is accepted that this policy mainly relates to trees and new development but the policy does state that "tree preservation orders will be used to protect trees of environmental importance and visual amenity". Paragraph 7.24 confirms that trees are important features of the Borough's environment and are a valuable resource for wildlife. The Council places a high priority on their retention and protection.

3. The final point concerned problems associated with falling needles and cones. they have advised that their client has lived at the property for 29 years and that over this period the quantity of needle and cone debris has increased together with an increase in sap deposition. Unfortunately a workman slipped on a cone in the garden recently and their client is concerned that if a similar incident occurred he could be sued. Whilst there is sympathy with these concerns the presence of any tree, particularly a coniferous species does increase the need for regular maintenance but this additional work would not normally be sufficient reason for the order not to be confirmed. They have speculated that the trees may be suffering from a fungal infection and that the trees may be in a declining condition. However the trees have been inspected and there is no evidence of any infection and the trees are currently not declining. However if they do deteriorate in the future the property owner would be able to make an application for the trees to be felled. The comments about leakages and damp ingress into a conservatory at the rear are noted but no evidence of the damage to this structure has been submitted. Again the trees may lead to the need for increased maintenance but as above this would normally be insufficient reason for the order not to be confirmed.

4. POLICY IMPLICATIONS

This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

If not confirmed the order will expire on 25th September 2013

7. PERSONNEL IMPLICATIONS

None

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

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