



THE LONDON BOROUGH
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DATE: 19 November 2013

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

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

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 28 NOVEMBER 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 3 OCTOBER 2013**
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- 4 PLANNING APPLICATIONS**

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

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| 4.1 | Orpington | 13-16 | (13/03422/FULL1) - Goddington Park, Goddington Lane, Orpington |

SECTION 2 (Applications meriting special consideration)

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

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| | | | |
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| 4.7 | Bromley Common and Keston Conservation Area | 43-48 | (13/02230/FULL1) - Furze field, Holwood Oak Avenue, Orpington |
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| 4.9 | Bromley Common and Keston | 61-64 | (13/02970/FULL6) - Dell View, Westerham Road, Keston |
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| 4.11 | Chislehurst Conservation Area | 69-72 | (13/03389/FULL6) - 19 Poyntell Crescent, Chislehurst |
| 4.12 | Petts Wood and Knoll | 73-76 | (13/03442/FULL6) - 37 Petts Wood Road, Petts Wood |

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

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| | NO REPORTS | | |

5 CONTRAVENTIONS AND OTHER ISSUES

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6 TREE PRESERVATION ORDERS

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

NO REPORTS

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PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 3 October 2013

Present:

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

Also Present:

Councillors Russell Mellor and Neil Reddin FCCA

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received; all Members were present.

10 DECLARATIONS OF INTEREST

No declarations of interest were made.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 AUGUST 2013

RESOLVED that the Minutes of the meeting held on 8 August 2013 be confirmed and signed as a correct record.

12 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

12.1 PLAISTOW AND SUNDRIDGE

(13/00905/OUT) - 25 Scotts Road, Bromley.

Description of application amended to read,
“Redevelopment of commercial premises at Nos. 24,
24A and 25 Scotts Road with part two/three storey
block and three storey block comprising 755sqm office
floorspace (use Class B1) and 4 one bedroom, 31 two
bedroom and 3 three bedroom flats with 41 car
parking spaces, bicycle parking and refuse storage.”

Oral representations in objection to and in support of
the application were received at the meeting.
Comments from Ward Member, Councillor Peter
Morgan, in support of the application were reported.

It was reported that on page 11 of the Chief Planner's report the first and second paragraph under the heading, 'Proposal' should read;-

"Outline planning permission (including approval of layout and access) is sought for the redevelopment of commercial premises at Nos. 24, 24a and 25 Scotts Road with a part two/three storey block and a three storey block comprising 755sqm office floorspace (Use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage.

The scheme will provide 5 office units (between 142m² and 160m² GIA). The residential component of the scheme will be provided as follows:

- 6 two bedroom affordable rent flats
- 6 two bedroom shared ownership flats
- 4 one bedroom private flats
- 19 two bedroom private flats
- 3 three bedroom private flats."

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to secure the affordable housing and a review mechanism for the affordable housing should there be a delay in the implementation of the scheme, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with a further condition and informative to read:-
"CONDITION 20: The Class B1 Office floorspace hereby permitted shall only be used as offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) there shall be no change from the permitted use without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the

Unitary Development Plan and to prevent overdevelopment or inappropriate use of the site.

INFORMATIVE 4: 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, paragraph 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, paragraph 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”

12.2 BROMLEY TOWN

(13/01416/FULL2) - 26 The Mall, Bromley.

Description of application – Change of use of units 26-32 from retail (class A1) to mixed retail restaurant (class A1/A3) use (including lower ground floor at No. 32 and first floors at Nos 26 - 30).

Oral representations in support of the application were received at the meeting. A late comment from the Agent was reported.

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

12.3 PENGE AND CATOR

(13/01433/MATAMD) - Garage Compound Rear of Benwick Court, Croydon Road, Penge.

Description of application – Minor material amendment to approval ref 10/02612/FULL1. (Demolition of existing garages and erection of 7 no two storey three bedroom houses with accommodation in the roof space with 9 no car parking spaces and 8 no garages at the rear, under

ref 10/02612/FULL1). Amendments include the reduction of parking spaces from 17 to 16 involving the replacement of garages with open parking spaces, alterations to the overall site boundary, alterations to internal layouts of the units, the addition of FFL's to the site plan, altered ground floor depths to all units, alterations to side dormer positions, and other elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that objections to the application had been received from Benwick Court Management by the Chief Planner. These were described and taken into account.

Members having considered the report, objections and representations, **RESOLVED THAT THE MINOR MATERIAL AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“14. Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

12.4 HAYES AND CONEY HALL

(13/01670/FULL1) - 1 Chilham Way, Hayes.

Description of application - Demolition of existing sheltered accommodation and erection of 26 two storey semi-detached houses (2 two bedroom, 18 three bedroom and 6 four bedroom) and 1 two storey block comprising 4 one bedroom and 4 two bedroom flats with estate road and 54 car parking spaces.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Neil Reddin, were received at the meeting. Ward Member, Councillor Mrs Anne Manning said that Affinity Sutton had indicated that any resident of the site could apply for a flat and she hoped that if a resident did apply, that their application would be approved.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the prior completion of **A LEGAL AGREEMENT** for the provision of affordable housing, a health and education contribution and a barrier to prevent car parking on neighbouring green, and subject to the conditions and informatives set out in the report of the Chief Planner.

**12.5
BROMLEY COMMON AND
KESTON**

(13/02237/FULL1) - McDonalds, 113 Hastings Road, Bromley.

Description of application – Alterations to the site layout with the inclusion of a drive-thru lane. Refurbishment of the existing building including two drive thrus booths on the southern elevation. Replacement boundary fencing.

It was reported that further objections from Keston Mark & Bromley Common Residents' Association had been received. Comments from Environmental Health and Road Safety were reported.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to enable Members to visit the site, to seek an improved site layout, improved access and delivery arrangements and further detailed advice from Highway Division and advice on environmental/noise issues.

**12.6
BROMLEY TOWN**

(13/02421/FULL2) - 21A The Mall, Bromley.

Description of application – Change of use to provide a mixed use comprising shop (A1) and cafe (A3).

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.

**12.7
BROMLEY TOWN**

(13/02441/FULL6) - 74 Coniston Road, Bromley.

Description of application - Part one/two storey rear, single storey side, first floor front/side extensions and roof alterations.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**12.8
FARNBOROUGH AND
CROFTON**

**(13/02483/FULL1) - 68 Lovibonds Avenue,
Orpington.**

Description of application – Construction of a detached four bedroom two storey detached dwelling with associated parking access and landscaping.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in objection to the application were reported together with a late objection from the neighbour.

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to ensure that the previously approved extension to 68 Lovibonds Avenue, Orpington, is constructed simultaneously with the dwelling hereby permitted, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner.

**12.9
FARNBOROUGH AND
CROFTON**

(13/02515/FULL6) - 5 Lewing Close, Orpington.

Description of application – Two storey side, first floor side and rear extensions.

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

Comments from Ward Member, Councillor Charles Joel in objection to the application with regard to impact and bulk were reported. The Chief Planner's representative reported that a representation had been received from the neighbour and advised that the enforcement of covenants should not be considered as part of the planning application.

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

1. The proposed side extension, by reason of its siting and scale, would result in a cramped overdevelopment of the site, resulting in a harmful impact on the character, appearance and openness of the street scene, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**12.10
CRAY VALLEY WEST**

**(13/02625/FULL6) - 42 Clarendon Way,
Chislehurst.**

Description of application – Single storey rear extension including steps, and side and rear elevational alterations PART RETROSPECTIVE

APPLICATION.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received from neighbours either side of the property together with an objection from the Chislehurst Society.

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

1. The single storey rear extension, by reason of its excessive rearward projection, has a seriously detrimental impact on the visual amenities to Nos. 40 and 44 Clarendon Way and the prospect which the occupants of these dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to secure the removal of the unauthorised extension.

12.11 FARNBOROUGH AND CROFTON

(13/02626/FULL6) - 5 Lewing Close, Orpington.

Description of application – Rear boundary fence max height 2.7m

RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel were reported and in his opinion the fence height of 2.700m was excessive.

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

SECTION 3

(Applications recommended for permission, approval or consent)

12.12 COPERS COPE

(11/02100/AMD) - Land rear of 86-94 High Street, Beckenham.

Description of application – Non-material amendment - Additional windows to first, second and third floor to the south elevation of Building C.

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. Members having considered the report, objections

and representations, **RESOLVED** that the **NON MATERIAL AMENDMENT BE APPROVED** as recommended

**12.13
CRAY VALLEY WEST**

13/00792/FULL1) - 75 Clarendon Green, Orpington.

Description of application – Detached two storey 3 bedroom dwelling with car port on land adjacent to 75 Clarendon Green and to the rear of 45-51 Ravensbury Road.

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.

**12.14
BROMLEY TOWN**

(13/01708/FULL1) - 23A Hayes Lane, Hayes.

Description of application – Subdivision of existing plots and erection of 4 two storey detached five bedroom dwellings each with integral single garage, at No 23A and 25 Hayes Lane.

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

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

1. The proposed development, by reason of its excessive bulk, depth, height and amount of development proposed, would constitute a cramped overdevelopment of the site, out of character with the surrounding area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**12.15
DARWIN**

(13/01925/FULL3) - The Larches, Sevenoaks Road, Orpington.

Description of application amended to read, "Part change of use of building from office to residential (Class C3), ground floor side and first floor rear extension, provision of side dormer to southern elevation, two lightwells and railings to front elevation and fenestration and elevational alterations."

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a set back of the first floor extension to improve the relationship with the neighbouring property.

**12.16
DARWIN**

(13/01926/LBC) - The Larches, Sevenoaks Road, Orpington.

Description of application – Ground floor side and first floor rear extensions, internal alterations, provision of side dormer to southern elevation; two lightwells and railings to front elevation and fenestration and elevational alterations LISTED BUILDING BUILDING CONSENT.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a set back of the first floor extension to improve the relationship with the neighbouring property.

**12.17
WEST WICKHAM**

(13/01931/FULL6) - 116 Hayes Chase, West Wickham.

Description of application – Two storey side/rear and single storey side extensions, front porch and elevational alterations.

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

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

**12.18
HAYES AND CONEY HALL**

(13/02190/FULL1) - 16 Farleigh Avenue, Hayes.

Description of application - Erection of a two bedroom end of terrace dwelling to the side of No 16 Farleigh Avenue, Hayes.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-

1. The proposed development would constitute a cramped overdevelopment of the site and a terracing effect that would be detrimental to the character and appearance of the street scene, and would result in an insufficient car parking provision, contrary to Policies BE1, H7 and T3 of the Unitary Development Plan.

**12.19
WEST WICKHAM**

(13/02258/FULL6) - 49 Hayes Chase, West Wickham.

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

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

**12.20
PETTS WOOD AND KNOLL**

(13/02435/FULL1) - Crofton Junior School, Towncourt Lane, Orpington.

Description of application – Replacement boundary fence and gates at Crofton Junior and Infants School.

It was noted that this application should have appeared on the agenda under List 1. It was reported that a late letter of concern had been received with regard to the boundary fence.

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 and subject to the following additional condition:-

“3. The existing boundary treatment shown on approved plan ref. 101A shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

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

**12.21
WEST WICKHAM**

(13/02533/FULL6) - 35 Croft Avenue, West Wickham.

Description of application – First floor side and single storey rear extensions.

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.

**12.22
PENGE AND CATOR
CONSERVATION AREA**

(13/02600/FULL6) - 27 Kings Hall Road, Beckenham.

Description of application – Roof alterations to incorporate rear dormer extension.

Oral representations in support of the application were

received at the meeting. Comments from the Advisory Panel for Conservation Areas and the local Residents' Association in objection to the application were reported.

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)

12.23 KELSEY AND EDEN PARK

(13/01448/FULL1) - Land rear of 107-111 Monks Orchard Road, Beckenham.

Description of application – Erection of 3 storey detached block comprising 1 x 3 bedroom flat and 7 x 2 bedroom flats; associated car parking, refuse store, bicycle store, landscaping and boundary enclosures on land to rear of Nos. 107 - 111 Monks Orchard Road.

Oral representations in support of the application were received at the meeting. Comments from the Tree Officer were reported.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED**, as recommended, for the reason set out in the report of the Chief Planner with two further reasons to read:-

2. The proposal would be detrimental to the amenities of nearby residential properties by reason of excessive noise, disturbance and car fumes created by the development and associated access road, contrary to Policies BE1 and H7 of the Unitary Development Plan.

3. The proposed development would provide an inadequate standard of accommodation for future occupants by reason of inadequate ventilation, light and outlook, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The Meeting ended at 9.52 pm

Chairman

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

Application No : 13/03422/FULL1

Ward:
Orpington

Address : Goddington Park Goddington Lane
Orpington BR6 9DH

OS Grid Ref: E: 547323 N: 165219

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Erection of secure metal storage building beside existing pavilion and steel fencing to surround storage building and pavilion.

Key designations:

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

Proposal

The proposal is for a metal storage building with external dimensions of approximately 9.1m x 4.5m and a maximum height of 3.65m which will be erected beside the existing pavilion building. It will be used in connection with the recreational facilities at Goddington Park and will be finished in Moorland Green. In addition it is proposed to enclose the existing pavilion building and propose storage building with 2.5m high "Exempla" profiled panel powder coated fencing.

Location

The proposed development site is at the eastern end of Goddington Park which falls within the Green Belt and which forms part of a Site of Interest for Nature Conservation. This area forms part of the outdoor soccer facilities.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

Any comments will be reported verbally at the meeting.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), G1(The Green Belt) and BE2 (Development and Nature Conservation Sites)

Planning History

There is no planning history relevant to this application.

Conclusions

The main issues relating to the application are whether the proposal constitutes appropriate development in the Green Belt, and the effect that it would have on the openness of the Green Belt.

Policy G1, "The Green Belt", advises that the construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for the following purposes:

- agriculture and forestry
- essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings

The policy advises that the openness and visual amenity of the Green Belt should not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

The proposed enclosure is aimed at securing the existing building, in view of previous vandalism at the site. However, this needs to be balanced against the need to maintain the overall openness of the site and ensure that the park remains accessible to visitors. Based on the above policy consideration this proposal may be justified on the basis of its proposed use which serves outdoor recreational purposes, and on the basis that the layout and design of the storage building and fencing are not envisaged to appear significantly more dominant than the existing pavilion building or undermine the openness of the Green Belt.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03422, excluding exempt information.

RECOMMENDATION: PERMISSION

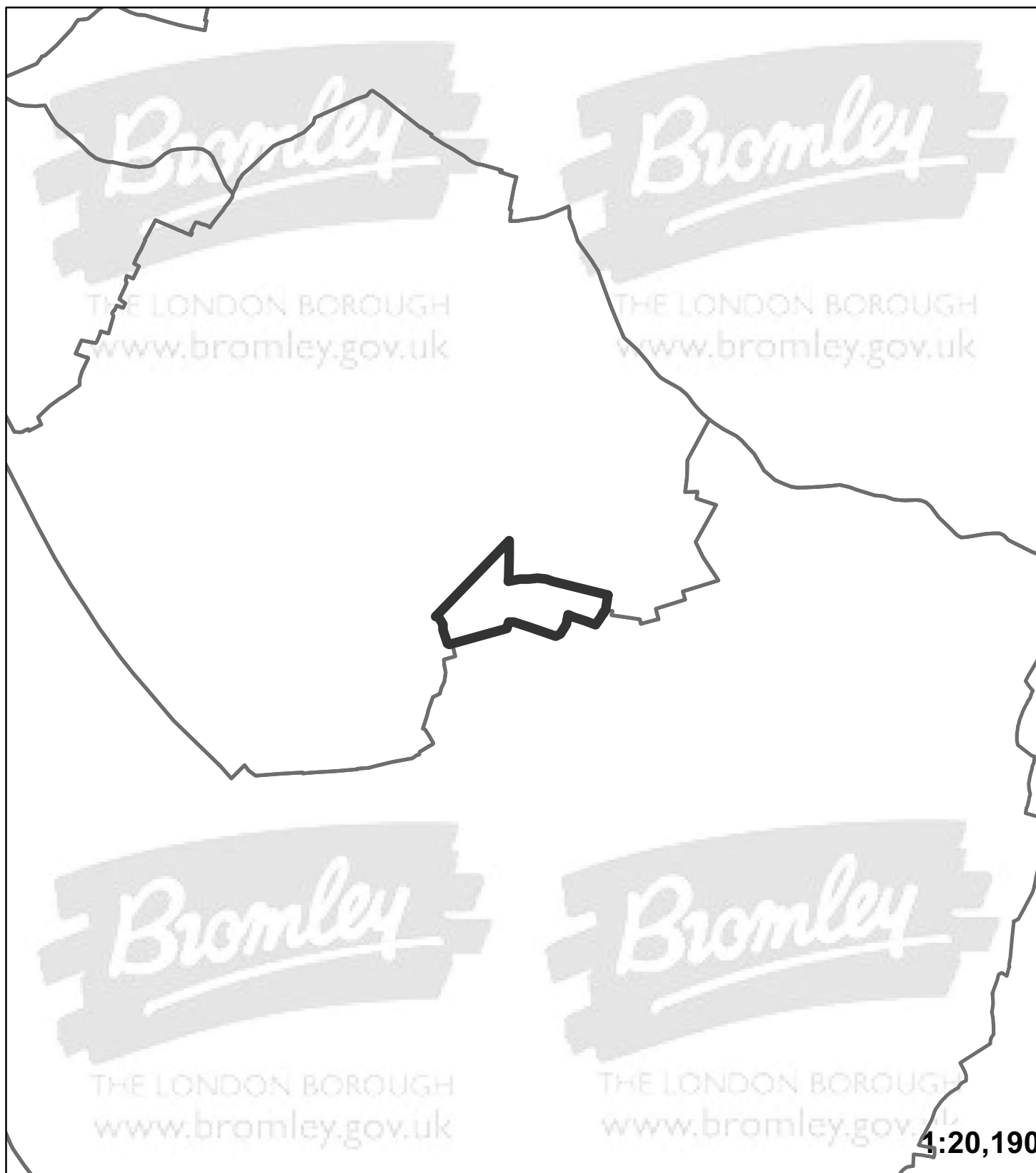
Subject to the following conditions:

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

Application:13/03422/FULL1

Address: Goddington Park Goddington Lane Orpington BR6 9DH

Proposal: Erection of secure metal storage building beside existing pavilion and steel fencing to surround storage building and pavilion.



"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 : 13/01136/FULL1

Ward:
**Bromley Common And
Keston**

Address : 137 Hastings Road Bromley BR2 8NQ

OS Grid Ref: E: 542453 N: 165938

Applicant : Mr Halil Karaoglan

Objections : NO

Description of Development:

Single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front.

Proposal

The proposal seeks planning permission to erect a single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front.

The new self-contained shop unit will be single storey and measure approximately 6.6m deep, 6.2m wide and 4.7m high.

Location

The proposal site is situated to the southern side of Jackson Road and is located to the rear of 137 Hastings Road. The property at 137 Hastings Road is the end building of a local shopping parade and is currently used as dry cleaners. The land at its rear is an unused plot fronting Jackson Road, which is characterised by semi-detached and terraced residential properties.

Comments from Local Residents

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

Comments from Consultees

Highways: No objection.

Environmental Health: No objection.

Policy: 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
S5 Local Neighbourhood Centres, Parades and Individual Shops
T18 Road Safety

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance

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

Planning History

2009: Planning application (ref. 08/04001) refused for change of use to land rear of 137 Hastings Road Bromley for car hand wash. Reasons for refusal:

In the absence of sufficient information to demonstrate the maximum potential of the operation and the impact on parking in the locality, the proposal would be likely to result in an increase in demand for on-street parking, detrimental to residential amenities and prejudicial to the safety and free flow of traffic, contrary to Policies BE1 and T18 of the Unitary Development Plan.

The change of use from parking area to hand carwash, due to additional traffic operation, commercial activity and general disturbance associated with such an activity, would be detrimental to the amenities of nearby residential neighbours, contrary to Policy BE1 of the Unitary Development Plan.

Note: Subsequent appeal (APP/G5180/A/09/2103038) was dismissed.

2010: Planning permission (ref.10/01003) granted for single storey extension to rear of ground floor shop.

Conclusions

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

With regard to the potential impact of the proposal on the character of the area, the separate A1 unit will be to the rear of the shopping parade fronting Jackson Road rather than Hastings Road. Jackson Road is a distinctly quieter, less intense residential street compared to the busy A21 (Hastings Road). There is a clear break between the rear of the commercial shopping parade units fronting Hastings Road and the predominantly 2 storey residential properties the characterise

Jackson Road. An argument could be made that the introduction of retail unit/commercial type use fronting Jackson Road and separated from the shopping parade may encroach on the residential nature of the street and unduly harm its relatively quiet character. However, given the small scale of the proposed A1 unit, Members may consider that, on balance, the predominant and overriding residential character of Jackson Road will not be unduly altered and therefore harmed by the introduction of a commercial use in the proposed location.

With regard to the potential impact of the proposal on the amenities enjoyed by the occupants of surrounding residential properties, the relatively recent (2009) dismissed appeal decision not to allow a commercial use as a car wash should be noted. In the decision the Inspector found that the use would have a materially harmful effect on the living conditions of nearby residents in relation to noise and disturbance and would conflict with UDP policy BE1.

Whilst a relatively small A1 unit is unlikely to result in as much noise and disturbance as an open air car wash, an assessment of and conclusion on whether the A1 would still result in a level of activity harmful to the amenities enjoyed by neighbouring residents should still be made. Given that the applicant has proposed hours of 0900 to 1730 Monday to Friday and 0900 to 1400 Saturday with no opening on Sunday and Bank Holidays (a condition to this effect is recommended), Council's Environmental Health Officer has not objected and neither has any neighbouring residents, Members may consider that, on balance, the proposed A1 unit, even in this location, will not result in undue harm to the neighbouring residential amenities by way of noise and disturbance.

With regard to impact on the highway, parking and road safety, the Highways Officer is of the opinion that the development would not have a significant impact on the parking demand in the area and therefore, on balance, raises no objection to the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/04001, 10/01003/FULL1, 13/01136/FULL1 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 The use shall not operate on any Sunday or Bank Holiday nor before 0900 or after 1700 on Monday to Friday and nor before 0900 or after 1400 on any Saturday.

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

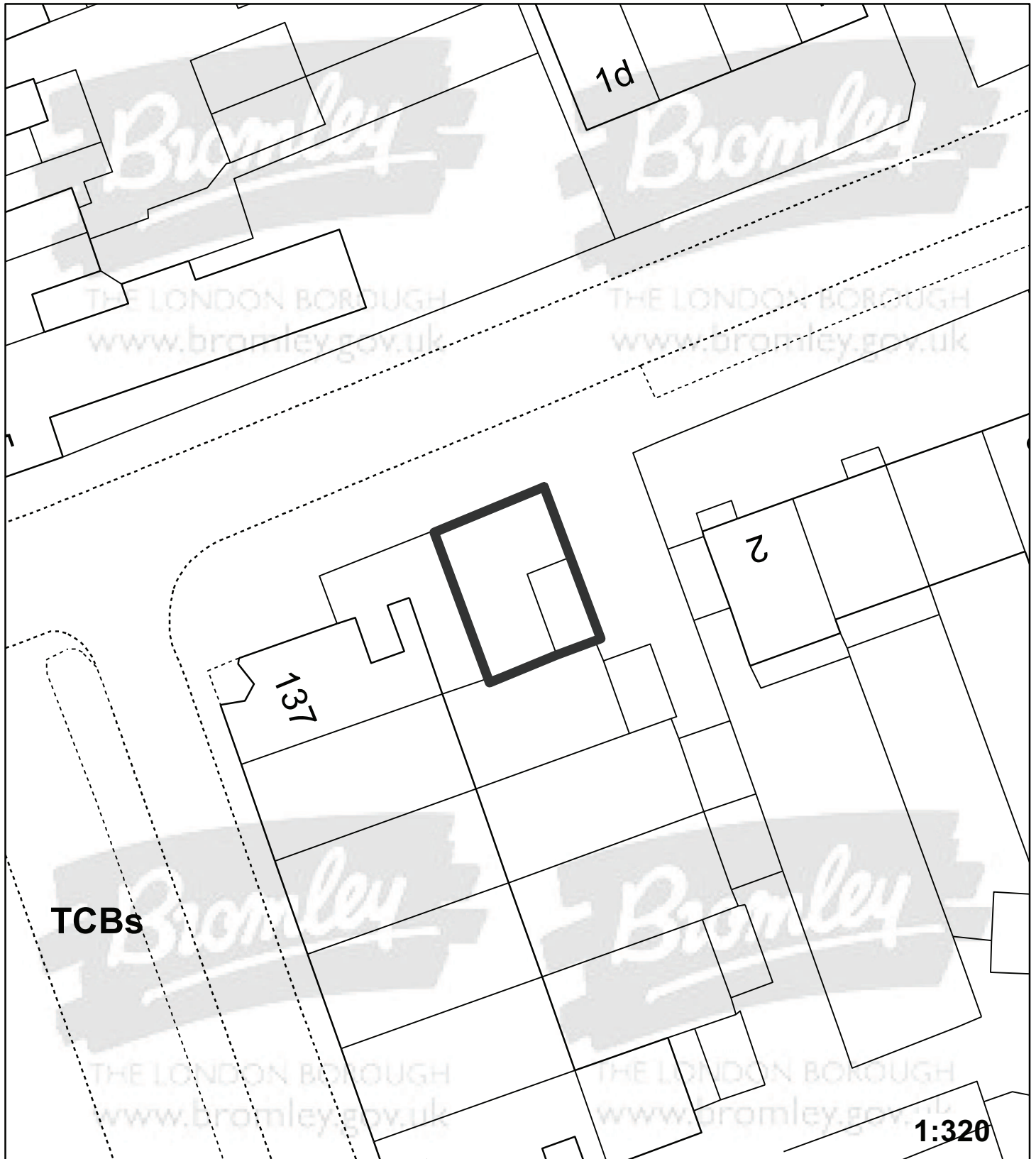
- 3 ACK01 Compliance with submitted plan

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

Application:13/01136/FULL1

Address: 137 Hastings Road Bromley BR2 8NQ

Proposal: Single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front.



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

SECTION '2' – Applications meriting special consideration

Application No : 13/02565/FULL6

Ward:
Bickley

Address : 11 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542207 N: 169997

Applicant : Mr Joe Osunde

Objections : YES

Description of Development:

Single storey rear extension to be used as therapy centre

Key designations:

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

Proposal

This detached property was previously extended in the mid-1990s by way of ground and first floor extensions, and it is now proposed to add a single storey rear extension which would project 16m beyond the rear of the dwelling, for use as a therapy centre by the applicant's disabled son. The extension would comprise a hydrotherapy pool, therapy and treatment rooms, and associated shower, store and pump rooms, and would be linked to the main dwelling by a short corridor situated centrally within the rear elevation.

A detached garage which is currently located in the rear garden of the property adjacent to No.12 would be demolished in order to allow for the construction of the extension.

The main part of the building would measure 12m in length, 6.8m in width and 4m in height, and would be set back 0.9m from the eastern side boundary with No.12. The extension would maintain an 8m separation to the western flank boundary with No.10, and would retain a 32m deep rear garden. The link extension would have a lower height of 3.1m.

Location

This detached chalet bungalow is located at the far eastern end of the cul-de-sac, to the north of the turning head, and lies between two detached bungalows at Nos.10 and 11 Mavelstone Close.

The surrounding area is characterised by a mixture of detached bungalows and two storey dwellings, including a number of recent redevelopments.

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:

- overdevelopment of the property
- the property has already been extensively developed
- extension is of an unacceptable scale and would dominate the original house
- proposals would be detrimental to the outlook from the adjoining properties
- likely loss of tree in rear garden of No.12 would further impact on outlook from the adjoining property
- query over whether the therapy centre would be used just by the applicants, or whether it would be used commercially which would be inappropriate in a residential area
- noise nuisance from the use of the pool and the pool pump
- potential loss of trees and bushes
- contrary to Policies H8 and BE1 of the Unitary Development Plan.

In response to the concerns raised by residents, the applicant has confirmed the following:

- the proposed extension is for use by the family only as an ancillary residential facility, and not for any commercial purpose
- the extension and facilities it would provide are required by the family due to the son's complex medical needs and will help give the son a better quality of life (a full statement is available on file)
- the existing sycamore tree within the rear garden of No.12 adjacent has repeatedly damaged the roof of the existing outbuilding to be replaced and some stored equipment, incurring repair costs by the applicant.

The full supporting statement is available on file for Members' information.

Comments from Consultees

The Council's Highway Engineer raises no objections to the proposals as the extension would be for personal use only.

With regard to drainage issues, this site is considered suitable for the drainage of surface water to soakaways, and no objections to the proposals are therefore raised.

Environmental Health and Thames Water raise no objections to the proposals.

With regard to the impact on trees, the proposals show the retention of a sycamore tree in the neighbouring garden of No.12 next to the existing garage, however, due to its location, the tree does not have a long-term future and is not considered to be a suitable candidate for a Tree Preservation Order.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

An appeal against the non-determination of application ref. 95/00467 for a side extension to this property along with a new roof with front and rear dormers was dismissed in November 1995 due to the proximity of the extension to the boundary and the positioning of a chimney.

A subsequent application (ref. 95/02829) for a single storey side extension, bay windows to the front, side and rear, and the increased height of the roof to provide first floor accommodation along with front and rear dormers was permitted in February 1996, and has been implemented.

Front boundary walls with railings and gates were permitted in 2010 under ref. 09/03223.

Conclusions

The main issues in this case are whether the proposals comprise an overdevelopment of the site, and the impact of the extension on the amenities of neighbouring properties and on the character and appearance of the surrounding area.

Policy BE1 of the UDP requires new extensions to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Policy H8 of the UDP requires residential extensions to blend with the style and materials of the host dwelling, and ensure that spaces or gaps between buildings are respected where these contribute to the character of the area.

The proposed extension would be confined to the rear of the property with only a small portion that would be visible on the eastern side of the dwelling in the location of the existing garage to be demolished. A separation of 0.9m would be retained to the boundary, and the proposals are not, therefore, considered to have a detrimental effect on the character and spatial standards of the surrounding area.

Although the proposed extension would cover an area of approximately 92sq.m., the overall plot area is of considerable size with the rear garden extending a further

32m to the rear. The proposals are not, therefore, considered to result in an unacceptable overdevelopment of the site. Members should also note that the extension requires planning permission due to its siting and the proposed link to the main house. In other circumstances, an outbuilding of similar scale (without a link and located 2m from the boundary) could constitute "permitted development".

With regard to the impact on neighbouring properties, the proposed extension would extend considerably further to the rear and would impact to a certain degree on the outlook from the adjacent properties, although due to its northerly orientation, it would not result in any significant loss of sunlight.

The main part of the extension would be set back 0.9m from the eastern flank boundary with No.12, and would in part replace an existing garage located closer to the boundary. Although the extension would have a higher pitched roof than the existing flat roofed garage, and would extend slightly further forward and approximately 4m further to the rear than the garage, the dwelling at No.12 is set further away from the boundary with a garage building located along the boundary with No.11. Although the extension would be visible from the rear windows and rear garden of the neighbouring property, Members may consider that the loss of outlook would not be to such an extent as to warrant a refusal in this case.

With regard to the impact on No.10 located to the west of the site, the proposed extension would maintain an 8m separation to the boundary with this property, which is considered sufficient to adequately protect the amenities of the adjoining residents. Furthermore, a good level of screening already exists along this boundary which would further reduce its visual impact from this property.

It is therefore considered that the proposals would not unduly affect the amenities of neighbouring properties.

Due to the nature of the proposed use of the extension, it is considered appropriate to add a planning condition to restrict its use for purposes incidental to the main dwelling only, in order to prevent severance.

Background papers referred to during production of this report comprise all correspondence on files refs. 95/00467, 95/02829 and 13/02565, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

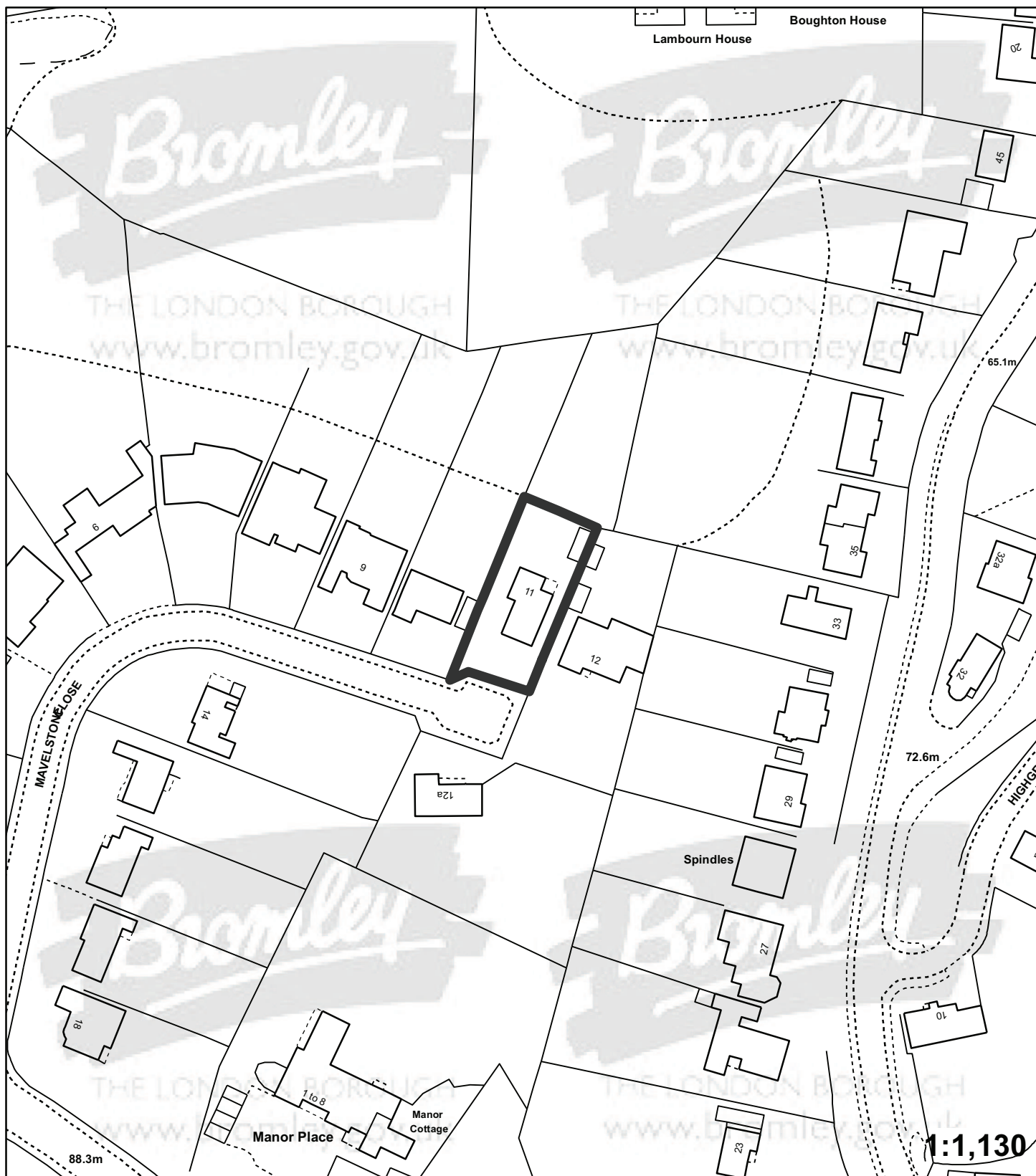
5 The extension hereby permitted shall be used for purposes incidental to the main dwelling and for no other purpose.

Reason: In order to comply with Policies H8 and BE1 and to ensure that the accommodation is not used separately and unassociated with the main dwelling.

Application:13/02565/FULL6

Address: 11 Mavelstone Close Bromley BR1 2PJ

Proposal: Single storey rear extension to be used as therapy centre



"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 : 13/03420/FULL1

Ward:
Hayes And Coney Hall

Address : 53 Kechill Gardens Hayes Bromley BR2
7NB

OS Grid Ref: E: 540392 N: 167128

Applicant : Mr Paul Nevard

Objections : YES

Description of Development:

Erection of two storey dwelling with garage and additional attached garage to serve 53 Kechill Gardens on land adjacent 53 Kechill Gardens

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line

Proposal

The application proposes the erection of a two storey dwelling with garage and additional attached garage to serve 53 Kechill Gardens. The scheme has been submitted in order to address the previous grounds of refusal and Inspector's comments within the appeal decision.

A street elevation has been submitted as part of the application which demonstrates that the ridge height of the proposed dwelling will not exceed the highest part of the ridge to number 53. The design proposes a 1m separation from the northern boundary for the two storey element but incorporates a 'link-detached' approach to the garage provision. The boundary to the south proposes an approximately 1.4m side space to the front of the dwelling with the boundary tapering off to propose a minimum of 1.10m side space to the rear.

A 34.50m rear garden with a minimum width of 8m is proposed.

Location

The site is a semi-detached two storey dwelling house located to the northern end (cul-de-sac) and on the west side of Kechill Gardens. The immediate vicinity comprises a mix of semi-detached two storey and bungalow development.

Comments from Local Residents

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

- the land is not adjacent to no. 53 Kechill Gardens, it is the garden of no. 53. Deed Covenants relate to 1 house per plot, this would be 2
- contrary to side space planning policy
- over- development
- garden grabbing
- plans submitted and description do not appear to be in keeping with intention; plans show straight garden strips to the rear boundary - the original house has already been fenced off leaving an outer 'L' shaped garden
- drainage - not shown on the plans as required; would have to go out separately not to existing as stated
- contrary to the statement there are trees on the site
- the current use of the site has been left blank on the application form
- assumption that there would be no conflict of interest with the applicants position with the LBB

Comments from Consultees

Highways Planning have been consulted and their comments note that the new dwelling house will be accessed via an existing vehicular crossover (to be altered) leading to the parking area. In addition the donor property can accommodate up to 2 cars within its curtilage. They comment that garages should normally have minimum internal dimensions of 2.6m in width by 6m in length and therefore conditions should be applied in the event of a planning permission.

No Drainage or Environmental Health objections are raised to the proposal however, in the event of a planning permission conditions and informatives are suggested.

Comments from the Environment Agency will be reported verbally to Committee.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space

Supplementary Planning Guidance 1
Supplementary Planning Guidance 2

Planning History

The planning history includes the following:

- 12/02589 - Part one/two storey side and rear extension - Permission
- 12/03353 - Two storey detached dwelling house - Refused for the following reason: The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan and the appeal was dismissed
- 13/00228 - Demolition of two storey extension and erection of two storey detached dwelling together with associated work to provide off street parking - Refused for the following reason:

The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan and the appeal was dismissed

Conclusions

The main issues relating to the application are the impact that it would have on the amenities of the occupants of surrounding residential properties, the effect that it would have on the character of the area, and whether the proposed scheme has sufficiently addressed the previous grounds of refusal at appeal.

In terms of the impact of the development on neighbouring amenities given the size, siting and design of the proposed dwelling it is not considered that the scheme will have such a negative impact on neighbouring amenities to warrant a planning refusal in this respect.

In respect of the effect that the development would have on the character of the area it should be noted that the previous grounds of refusal were concerned with overdevelopment of the site and harm caused to the spacious character of the surrounding area. The subsequent appeal decisions, now material considerations in any future development proposal at the site, noted that the gaps in between the pairs of houses provide substantial and important visual break along Kechill Gardens; combined with the setback of houses behind garden frontages and/or driveways an attractive, open and spacious quality to the area was provided. The Inspector's decision also noted that the houses in 'this part' of the street are semi-detached and provide a rhythm and uniformity to the area which serves to enhance its character and appearance. The Inspector opined that the introduction of a detached dwelling would appear alien and out of keeping with the surrounding area.

Neighbour concerns continue to be raised in respect of overdevelopment of the site. Objections also cite that covenants are in place. It should be noted that covenants are outside of planning jurisdiction and are a private legal matter between the parties concerned.

Local concerns are raised in that the scheme does not accord with Policy H9 (sidespace). 1m side space from the main two storey flank wall is provided

however the 'link-detached' design approach means that 1m is not retained for the full height and length of the flank wall of the building. The policy seeks to prevent a cramped appearance and unrelated terracing from occurring. The design approach taken in this particular circumstance was to relate to local context and to seek to address previous grounds of refusal. The submitted street scene is useful in that it demonstrates that the design approach taken does not result in unrelated terracing or a cramped appearance in this particular instance.

The statement in support of the application draws attention to other examples, in close proximity to the site, of detached dwellings and how the proposal relates to the wider street scene. It notes that '... the area is made up of generous spaces in between pairs of houses which contain either low, single storey garage, extensions the whole width of the plots or, as in the current case, garden land...' Attention is importantly drawn to the property at 82 and 84 Kechill Gardens which presents a near identical arrangement to that as proposed, less than 200m from the application site.

A brief survey of the surrounding dwellings revealed many had been previously extended and eroded the extent of side space originally allocated to the plots; it is the application site which offers the greater extent of openness in the vicinity and the Inspector found the site of particular value in this respect. As referred to above, the appeal decision which now forms a material consideration in any future application found the site made a significant contribution to the open and spacious qualities of the area and additionally stated that the introduction of a detached dwelling would appear alien and out of keeping with the surrounding area.

It is noted that the planning history does allow for a substantial two storey side extension to the existing house with a side space to the southern boundary c 3.7m.

The previous planning reports for applications for detached dwellings at this site have received positive recommendations in the light of prevailing planning policy; Policy BE1 requires that development should be imaginative and attractive to look at and should complement the scale, form, layout and materials of adjacent buildings. Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments. Guidance also advises that development should be sought that allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area. It also states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. There is often a fine balance to be considered with such development proposals and it was such that the schemes were eventually refused and subsequently dismissed at appeal. Whilst it is noted that the current scheme is not considered to have a detrimental impact on neighbouring amenity and draws on local context Members may consider that, in the light of the appeal decision, the revised proposal continues to undermine the specific qualities of openness and form to which the Inspector attached great importance to, and therefore, on balance, permission should be refused.

In the event of a planning permission it should be noted that the development will be CIL (Community Infrastructure Levy) liable.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/03279, 12/02589, 12/03353 and 13/00228, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.

Application:13/03420/FULL1

Address: 53 Kechill Gardens Hayes Bromley BR2 7NB

Proposal: Erection of two storey dwelling with garage and additional attached garage to serve 53 Kechill Gardens on land adjacent 53 Kechill Gardens



"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 : 13/01925/FULL3

Ward:
Darwin

Address : The Larches Sevenoaks Road Pratts
Bottom Orpington BR6 7SE

OS Grid Ref: E: 545546 N: 163168

Applicant : Mr A Thomas

Objections : YES

Description of Development:

Part change of use of building from office to residential (Class C3), ground floor side and first floor rear extension, provision of side dormer to southern elevation, two lightwells and railings to front elevation and fenestration and elevational alterations.

Key designations:

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

Proposal

To be considered jointly with application ref. 13/01926 for Listed Building Consent.

This application was deferred by Members of the Plans-Sub Committee which convened on 3rd October to seek a set-back of the first floor extension in order to improve the relationship with the neighbouring care home property. The proposal has not been amended, and the previous report is repeated below for Members' consideration. Any further comments will be reported verbally or in writing at the committee.

The proposal involves the partial conversion of the existing building - a Grade II Statutorily Listed Building, reportedly built in 1820 - back to residential use. It is also sought to construct a first floor addition above the existing ground floor extension with the rear part of the enlarged building (that being the existing single storey rear extension and the proposed first floor addition above, together with part of the rear part of the original part of the building) retained for commercial use.

The proposed works involve the following:

- 9.0m first floor rear extension above the existing single storey rear addition which will be inset by 1.0m in relation to the flank walls of the ground floor element and a ridge height which will align with the original part of the building
- single storey extension to northern side of building to accommodate shower room
- fenestration alterations to flank elevations of the existing building
- lightwells and railings to frontage
- side dormer to southern side of roofslope on original part of the building

The application is accompanied by a Design and Access Statement which also includes background information on this listed building.

Location

The Larches previously formed part of the former Orpington Caravan Centre and fronts the A21 Sevenoaks Road. It adjoins "Bristol Street Motors" along its northern boundary. The existing building benefits from a Class B1 office use. In 2011 the Council granted planning permission for a part two/ three -storey building comprising a recently-completed 84-bedroom care home, which occupies the majority of The Larch's historic grounds and which had previously been used by the caravan centre. That new building lies to the west of The Larches.

Comments from Local Residents

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

- loss of three evergreen trees to the front of the site is regrettable as they formed an attractive feature
- first floor rear extension will adversely affect the amenities of bedroom 58 of the neighbouring care home adjacent to the site, by reason of loss of light and sense of enclosure. The proposed extension should be set a minimum 10 metres away from that neighbouring building
- retained office use should be used as Class B1(a) office use only, and the hours of operation should be controlled - as per the application form
- confirmation sought as to how proposed 8 spaces will be apportioned between office and residential uses
- construction management plan should be required given proximity to care home

Comments from Consultees

No objections have been raised by the Council's Highways Engineers or by the Environment Agency

Planning Considerations

Policies BE1 (Design of New Development), BE8 (Statutory Listed Buildings), EMP7 (Business Support - live/work units), EMP8 (Business Support - business use within dwellinghouses) and T3 (Parking) of the Unitary Development Plan (UDP) are relevant to this proposal, as is Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Planning History

The Larches previously formed part of the former Orpington Caravan Centre. Under ref. 11/00331/FULL1, the Council granted planning permission for a part two/ three storey building comprising a recently-completed 84-bedroom care home, which occupies the majority of The Larch's historic grounds. That new building lies to the west of The Larches. Under an accompanying application, ref. 11/00347/LBC, the Council granted Listed Building Consent for the demolition of the single storey rear extension to The Larches, although that element remains in place and forms part of this planning application.

Conclusions

The main issues relating to the application are the effect that it would have on the character, setting and special interest of the Listed Building, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Although its setting has been eroded by more recent development to the north and west the application property forms a distinct local landmark which is most visible from the adjacent Sevenoaks Road. It was originally constructed as a single family residence, reportedly built in 1820, and is described on the English Heritage web site as such:

"2 storeys. 3 windows. Stuccoed. Cornice and parapet. Hipped slate roof. Windows in moulded architrave surrounds with jalousies and glazing bars intact. Those on the 1st floor with cornices and pediments also. Small porch with thin fluted Greek Doric columns. Small porch. Each end of the house is curved."

Aside from the ground floor extension at the rear, the building has largely retained its original form and appearance, and a number of internal original features remain, including the main stairwell and lantern light situated just beyond the entrance hall. The reinstatement of the residential use of the property, albeit in part, is considered appropriate, and the ensuing renovations will help to improve the overall appearance of this listed building, particularly in view of some of the surrounding development which has taken place and which has served to undermine its setting.

The proposed first floor rear extension is considered to be subservient on the basis that its two flank walls will be inset relative to the existing ground floor addition which will help to maintain the prominence and definition of the original part of the building. The proposed lightwell railings to the front are modest and not out of keeping with a building of this age. The dormer window, and shower room extension are also considered to represent modest additions and, taken as part of the overall proposal, are acceptable.

The aforementioned care home has been built within close proximity of The Larches and it is noted that a first floor dormer faces its rear elevation which serves a bedroom. Although the proposed first floor extension will be built within relative proximity of this window, as there will be an appreciable gap between the properties of 8 metres, it is not considered that the presence of the works will be unacceptably oppressive or overbearing, and it is not considered that this matter is sufficiently serious to render the scheme unacceptable.

Taken as a whole it is considered that this proposal will help to restore an important listed local landmark.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00331, 11/00347, 13/01925 and 13/01926, excluding exempt information.

RECOMMENDATION: PERMISSION

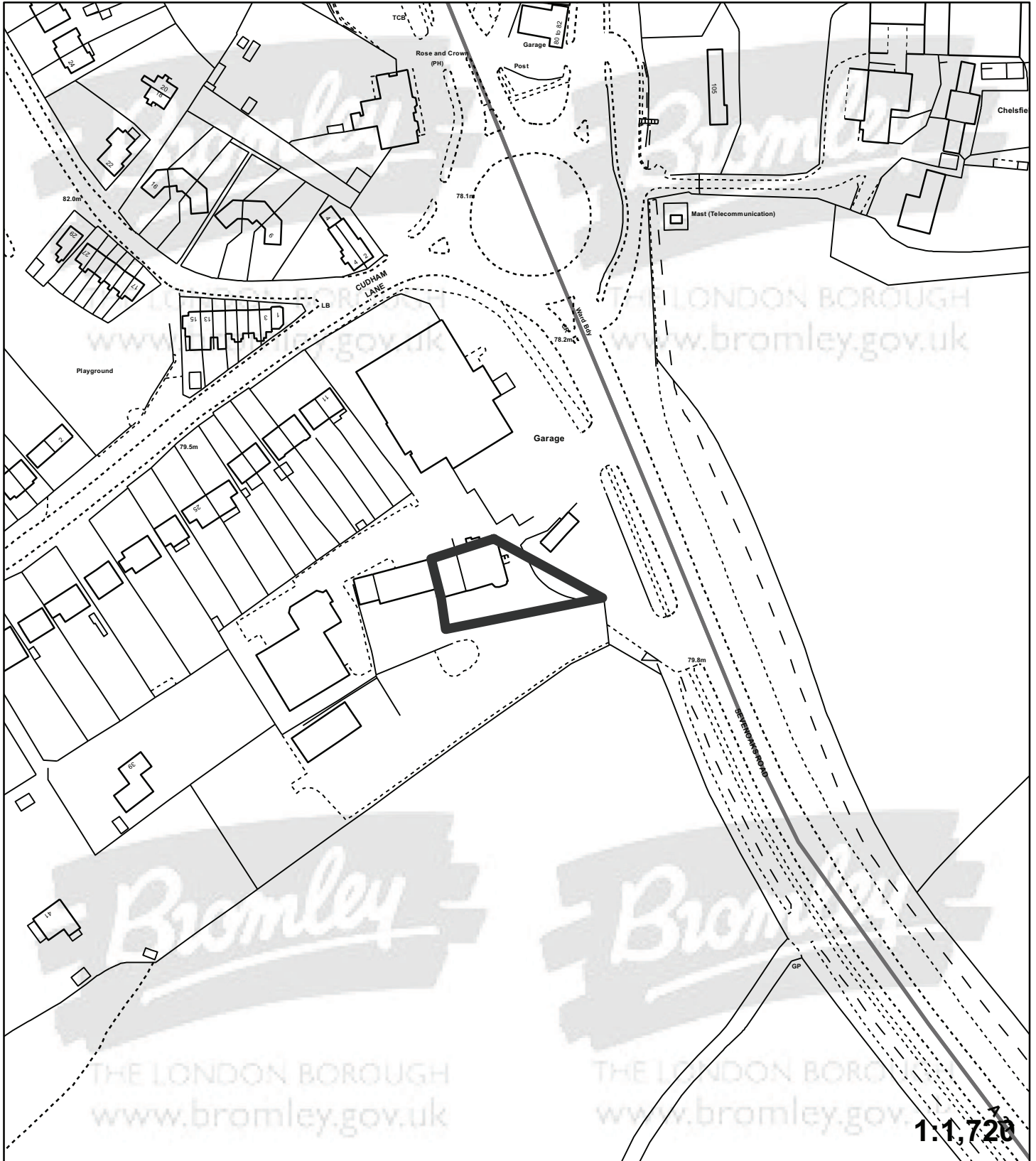
Subject to the following conditions:

- 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 ACC03 Details of windows
ACC03R Reason C03
- 5 ACG11 Matching internal and external materials
ACG11R Reason G11
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 Before commencement of the use of the land or building hereby permitted details shall be provided as to how the parking spaces shall be apportioned between the office and residential uses, and the proposal shall be completed in accordance with the approved details and permanently maintained as such.
ACH02R Reason H02
- 8 Only the areas designated as Office on Drawing No 02 ("Floor Plans As Proposed) shall be used as Class B1 office use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any other provision equivalent to that Class in any statutory instrument revoking and re-acting that Order with or without modification).
ACJ05R J05 reason BE1
- 9 The office use shall not operate on any Sunday or Bank/Public Holiday, nor before 09:00 and after 17:00 Monday to Friday, or before 09:00 and after 13:00 on Saturday.
ACJ05R J05 reason BE1

Application:13/01925/FULL3

Address: The Larches Sevenoaks Road Pratts Bottom Orpington BR6 7SE

Proposal: Part change of use of building from office to residential (Class C3), ground floor side and first floor rear extension, provision of side dormer to southern elevation, two lightwells and railings to front elevation and fenestration and elevational alterations.



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

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

Application No : 13/01926/LBC

Ward:
Darwin

Address : The Larches Sevenoaks Road Pratts
Bottom Orpington BR6 7SE

OS Grid Ref: E: 545546 N: 163168

Applicant : Mr A Thomas

Objections : NO

Description of Development:

Ground floor side and first floor rear extensions, internal alterations, provision of side dormer to southern elevation; two lightwells and railings to front elevation and fenestration and elevational alterations
LISTED BUILDING BUILDING CONSENT

Key designations:

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

Proposal

To be considered jointly with application ref. 13/01925 for planning permission.

This application was deferred by Members of the Plans-Sub Committee which convened on 3rd October to seek a set-back of the first floor extension in order to improve the relationship with the neighbouring care home property. The proposal has not been amended, and the previous report is repeated below for Members' consideration. Any further comments will be reported verbally or in writing at the committee.

The proposal involves the partial conversion of the existing building - a Grade II Statutorily Listed Building, reportedly built in 1820 - back to residential use, and the construction of a first floor rear extension. Details relating to the external works/extensions are set out in report ref. 13/01925.

The internal works which are also subject to Listed Building Consent involve the reinstatement of two walls within the front reception room to form a separate hallway entrance, together with lounges; and the carrying out of various other

alterations at ground and first floor levels, primarily to facilitate the conversion of the building to residential use.

The application is accompanied by a Design and Access Statement which also includes background information on this listed building.

Location

See accompanying report ref. 13/01925.

Comments from Local Residents

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

Comments from Consultees

See accompanying report ref. 13/01925.

Planning Considerations

Policy BE8 (Statutory Listed Buildings) is considered relevant to the determination of this application, as is Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Planning History

See accompanying report ref. 13/01925.

Conclusions

The main issues relating to the application are the effect that it would have on the character, setting and special interest of the Listed Building.

Although its setting has been eroded by more recent development to the north and west the application property forms a distinct local landmark which is most visible from the adjacent Sevenoaks Road. It was originally constructed as a single family residence, reportedly built in 1820, and is described on the English Heritage web site as such:

"2 storeys. 3 windows. Stuccoed. Cornice and parapet. Hipped slate roof. Windows in moulded architrave surrounds with jalousies and glazing bars intact. Those on the 1st floor with cornices and pediments also. Small porch with thin fluted Greek Doric columns. Small porch. Each end of the house is curved."

Aside from the ground floor extension at the rear, the building has largely retained its original form and appearance, and a number of internal original features remain, including the main stairwell and lantern light situated just beyond the entrance hall. The reinstatement of the residential use of the property, albeit in part, is considered

appropriate, and the ensuing renovations will help to improve the overall appearance of this listed building.

The proposed first floor rear extension is considered to be subservient on the basis that its two flank walls will be inset relative to the existing ground floor addition which will help to maintain the prominence and definition of the original part of the building. The proposed lightwell railings to the front are modest and not out of keeping with a building of this age. The dormer window, and shower room extension are also considered to represent modest additions and, taken as part of the overall proposal, are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00331, 11/00347, 13/01925 and 13/01926, excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

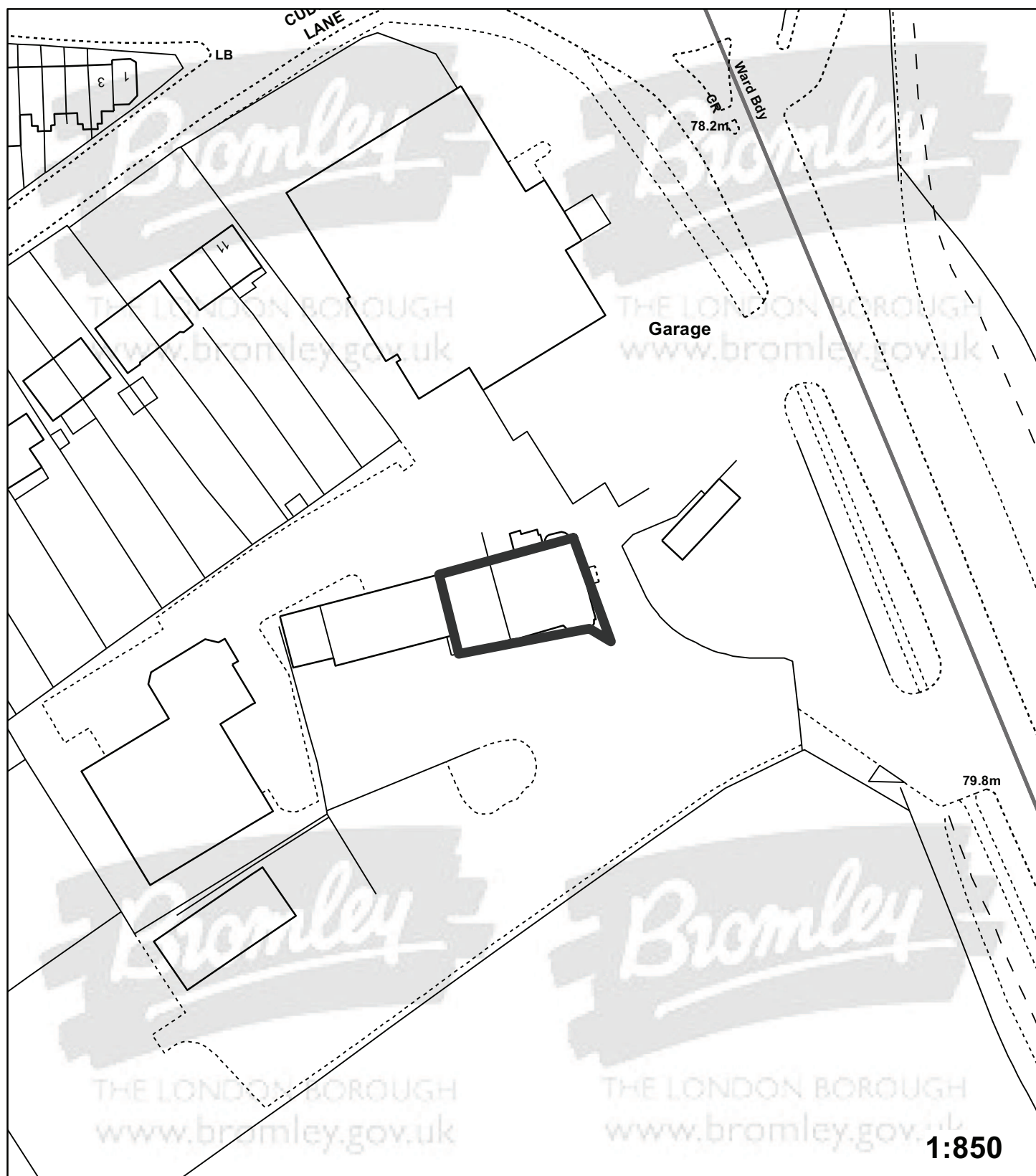
INFORMATIVE(S)

- 1 The applicant is reminded to discharge all pre--commencement conditions set out in accompanying planning application reference 13/01925/FULL3.

Application:13/01926/LBC

Address: The Larches Sevenoaks Road Pratts Bottom Orpington BR6 7SE

Proposal: Ground floor side and first floor rear extensions, internal alterations, provision of side dormer to southern elevation; two lightwells and railings to front elevation and fenestration and elevational alterations
LISTED BUILDING BUILDING 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"

Agenda Item 4.7

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

Application No : 13/02230/FULL1

Ward:
Bromley Common And
Keston

Address : Furzefield Holwood Park Avenue
Orpington BR6 8NQ

OS Grid Ref: E: 542913 N: 164992

Applicant : Philip Challinor

Objections : NO

Description of Development:

Two storey side and rear extension, first floor rear extension over existing garage to create granny annexe. Single storey rear extension for conservatory, porch and creation of basement.

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding

Proposal

The proposal is for: a two storey side and rear extension; first floor rear extension over existing garage to create granny annexe; single storey rear extension for conservatory; porch; and the creation of a basement.

The two storey element of the proposal has been designed to replicate the existing gable end feature that is located at one end of the property. This will create a symmetrical frontage to the property that will also enable the existing entrance to be relocated to the centre of the building. The two storey element will extend beyond the original flank elevation of the property by approx. 6.6m and replicate the depth of the existing dwelling. The existing single storey extension will be demolished to facilitate this extension.

A further two storey element is proposed that will join the existing dwelling to the existing garage and outhouse. A first floor extension is proposed over the existing garage and outhouse. The purpose of this element of the proposal is to create a granny annexe that will be used by the current owner. The granny annexe will

provide self-contained accommodation but will not be severed from the main dwelling.

A single storey conservatory with a floor area of 5.5m by 4m is proposed to the rear of the existing dwelling.

A new basement with a floor area of 8m x 8m is also proposed that will provide a multi-purpose gym/playroom.

A 1.8m high noise attenuating bund is also proposed along the boundary of the property with Croydon Road.

Location

The site is located on the West side of Holwood Park Avenue at the junction of Holwood Park Avenue with Croydon Road. The site was originally the show home for Keston Park and is located within the Keston Park Conservation Area.

Comments from Local Residents

One letter has been received from a local resident. This requests that construction works are carried out between 9am and 6pm on weekdays and that no work is carried out at weekends or on Bank Holidays so that they are able to enjoy their garden without significant disruptions at other times. The letter also requests that any demolition works or works creating dust are carefully managed as the occupiers suffer from asthma and allergies.

Comments from Consultees

Heritage and Design - HUD has raised no objections to this proposal.

APCA - The application was not called in for consideration by APCA

Trees - No significant trees will be affected as part of this proposal.

Planning Considerations

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Sidespace
- BE11 Conservation Areas

Planning History

Planning permission (ref. 88/00788) was granted for a 7ft high boundary fence in April 1988.

Planning permission (ref. 95/01576) was granted for a detached 5 bedroom house with an attached double garage in August 1998.

Planning permission (ref. 96/00369) was granted for a single storey rear extension in April 1996.

Planning permission (ref.11/01936) was granted for acoustic fencing on the existing boundary wall fronting Croydon Road and between Furzefield and Holwood Park Avenue in September 2011.

Conclusions

The proposal will result in a substantial addition to this large detached property. However, the property occupies a large plot and there is approx. 6m separation between the flank elevation of the two storey side extension and the boundary with the adjoining property. As a result of the significant separation between the dwellings the proposal is not considered likely to result in any unacceptable impacts on the amenities of the adjoining property.

The design of the proposal is considered to be in keeping with the design of the host dwelling and will not have any adverse impact on the streetscene or the Conservation Area. Heritage and Design has raised no objections to the proposals.

The other built elements of the proposal including the two storey rear extension, first floor rear extension and conservatory are all considered to be sensitively sited and will not be detrimental to the Conservation Area, the streetscene or the amenities of the surrounding residential properties.

The rear element of the proposal comprises of a granny annexe created in the position of the existing double garage. This will provide self-contained accommodation and the application material confirms that the unit will be for the use of the current occupier and that it will not be severed to form a separate unit. It is considered that due to the size of the plot and level of separation between Furzefield and the adjoining property a granny annexe can be accommodated on the site without any detriment to the residential amenities of the occupiers of the surrounding properties. A replacement double garage is also included as part of the proposals.

In summary, the design of the proposal is considered to be in keeping with the host property and the character of the wider Conservation Area. The property occupies a substantial plot and the level of separation between Furzefield and the adjoining property is such that no unacceptable impacts on residential amenity are likely as a result of this proposal.

The proposal is considered to comply with all relevant policies as identified above and is therefore recommended for permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02230, excluding exempt information.

as amended by documents received on 22.10.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI07 Restrict to members of household (1 in) at Furzefield,
 Holwood Park Avenue
 ACI07R Reason I07
- 4 ACK01 Compliance with submitted plan
 ACC04R Reason C04

Application:13/02230/FULL1

Address: Furzefield Holwood Park Avenue Orpington BR6 8NQ

Proposal: Two storey side and rear extension, first floor rear extension over existing garage to create granny annexe. Single storey rear extension for conservatory, porch and creation of basement.



"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 4.8

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

Application No : 13/02654/VAR

Ward:
Cray Valley East

Address : Compost Site On Land Off Cookham
Road Swanley

OS Grid Ref: E: 549141 N: 169599

Applicant : Tamar Energy Ltd

Objections : YES

Description of Development:

Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open window composting facility) to amend the type of buildings proposed for the reception and maturation process and the addition of a gas flare and overground pipework

Key designations:

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

Proposal

In March 2012 planning permission was granted for an Anaerobic Digestion plant on the application site to process green and garden waste (ref. 09/03618).

The current application seeks to vary condition 2 on the application which requires the development to be carried out in accordance with the approved plans. The applicant advises that the reason for the change is that the digestate generated by the AD process will be a liquid fertiliser and, therefore, a maturation building is not needed for this process.

The applicant seeks permission to change the layout of the buildings that will be on the site as follows:

- The separate Reception Handling building and AD building that have been approved will be replaced by a single Reception and Material Handling building.
- The 'composting hall' has been replaced with 4 vertical Digester tanks (20mx10m) and associated pipework.
- An additional 3 liquid tanks (7m in diameter and 7m high)
- The gantry on the north-west elevation (facing the golf course) has been removed.
- The location of a surplus gas flare (burner) measuring 10m high by 1.5m in diameter is shown on the south west side of the buildings.

The proposed buildings will be sited within the same envelope of approved buildings in terms of height and footprint.

All other aspects of the approved scheme will remain the same, namely the storage areas, the biofilters, a liquid fertiliser tank, 3 gas engines, the existing weighbridge, portacabins, attenuation lagoon and car parking spaces. The materials to be used will be unchanged. The approved tonnage of 46,000 tonnes per annum of green and kitchen waste will remain the same.

The approved hours of operation will remain the same (0700 to 1900 Monday to Friday and 0700 to 1300 on Saturday).

The applicant has submitted a Landscape and Visual Impact Appraisal to consider the impact of the revised built form. The report concludes that there would be no greater impact on the Green Belt than the previously approved scheme and that the development has been carefully designed to assimilate itself into the surroundings. The report recommends native tree planting, particularly on the more exposed eastern boundary, to reinforce the existing landscape character.

The applicant has also submitted a Planning Statement which advises that the proposed changes will:

- not have any greater effect on the openness and visual amenity of the Green Belt than the current scheme,
- deliver operational benefits and a waster reception building that is legislative compliant,
- not result in any additional environmental impacts beyond those already considered and found acceptable for the approved scheme,
- assist the delivery of the consented scheme
- meet the ongoing need for local waste treatment identified as part of the original application,
- continue to comply with national and local policy.

Location

The application site is located on the south western side of Cookham Road approximately 250m to the south of the junction of Cookham Road and Old Maidstone Road. To the north is the A20, Old Maidstone Road and Joyden's Wood

beyond. To the south is Chapman's Lane, Hockenden Woods and Pauls Cray Hill Park beyond. To the west is the Cray Valley Golf Course and to the east is agricultural land.

There are residential properties and businesses in the area between the A20 and Old Maidstone Road, known as Upper Ruxley. There is one farm to the east of the site, Burnt House Farm, and Westview Nursery to the north with residential properties further east along Cookham Road and along Hockenden Lane.

The borough boundary with London Borough of Bexley is Old Maidstone Road and with Sevenoaks District Council it is the A20.

A Site of Importance to Nature Conservation is located at Hockenden Sand Pit approximately 500m to the south of the site.

Comments from Local Residents

Nearby properties were notified and representations were received. Several letters were accompanied by petitions signed by residents living in the residential properties near the site and along Maidstone Road. The objections can be summarised as follows:

- smell from existing compost use causes adverse impact for residents and this will be made worse by addition of food waste
- additional vehicle movements will make existing congestion worse, increase the number of movements on Old Maidstone Road and Maidstone Road that could lead to accidents and disruption in traffic flow.
- Cookham Road is not a no-through road and is used for deliveries at each end. Use by HGV's will be dangerous for horses that use the lane.
- second access to site not suitable for HGV's - will have an adverse impact on hedgerows and fauna and badgers that have a set 1m from the external bund. Previous plans did not show use of 2nd access
- the applicants original report supporting previous application for AD was incorrect and inaccurate.
- unfair that AD development was allowed in the Green Belt when other development has been refused.
- new buildings, with exposed pipework, look industrial and are not in-keeping with the character of the area and the Green Belt. Impact on visual amenity has not been properly demonstrated.
- tree planting take too long to provide screening from the golf course.
- provision of a 14.5m gas flare is out of keeping with the area and could have a harmful impact on wildlife. This was not required for the previous scheme.
- current operational hours require operation to cease at 18.00 and change to 19.00 is unacceptable
- increased lighting will be needed for longer operational hours which will impact on nocturnal fauna, including flight paths of bats. Bats feed on existing compost.
- notice has been displayed on gate which is left open most of the time so it's not visible.

Comments from Consultees

The Council's Highways Officer raises no objection.

The Council's Drainage Officer raises no objection.

The Council's Environmental Health Officer raises no objection.

Thames Water raises no objection.

Transport for London has no comments.

The London Borough of Bexley and Sevenoaks District Council raise no objection.

The Greater London Authority considers that the proposed changes do not result in a significant change to the approved scheme and advise that the Council can proceed to determine the application without further reference to the GLA.

Planning Considerations

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

- G1 Green Belt
- ER2 Waste Management Facilities
- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- NE12 Landscape Quality and Character
- EMP6 Development outside Business Areas
- IMP1 Planning Obligations

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

- 1.1 Delivering the Strategic Vision and Objectives for London
- 2.17 Strategic Industrial Locations
- 4.1 Developing London's Economy
- 4.4 Managing Industrial Land and Premises
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised energy in Development Proposals
- 5.7 Renewable Energy
- 5.8 Innovative Energy Technologies
- 5.13 Sustainable Drainage
- 5.16 Waste self-sufficiency
- 5.17 Waste Capacity

- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.14 Freight
- 6.13 Parking Strategy
- 7.10 Biodiversity and access to nature
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.16 Green Belt
- 8.2 Planning Obligations

A minor alteration was published in December 2009 setting out waste apportionment targets.

The London Plan Industrial Capacity Supplementary Planning Document.

The National Planning Policy Framework is also relevant.

Planning History

The site has been the subject of numerous previous applications, the most relevant of which are set out below.

1. Change of use of compost facility from open windrow compost system to an Anaerobic Digestion (AD) and In Vessel Compost (IVC) facility together with buildings necessary for the relevant operations. Request for formal screening opinion regarding need for Environmental Impact Assessment under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (ref. 08/03541/EIA). EIA not required - Dec 2008.
2. Composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open windrow composting facility) approved on March 30th 2012 (ref. 09/03618).

Conclusions

The main issues to be considered are whether the proposed changes to the form of buildings are acceptable in terms of their impact on the openness of the Green Belt and the amenities of local residents.

In terms of the impact on openness of the Green Belt, the proposed buildings have been designed so that the footprint and height do not exceed the dimensions already approved for this facility. In addition the approved composting hall was a continuous structure measuring 80m long by 25m wide. The proposed tanks are 4 individual structures with space between them and a curved roof shape. It is considered that this would result in a less bulky appearance and would result in

less visual impact on the Green Belt. This, in turn, would reduce the impact on openness when compared to the impact of the approved application. In this respect it may be considered that the application is acceptable.

With regard to the impact on local residents the current application is confined to alterations to the proposed buildings that will be provided on the site. The application does not seek to change the volume or nature of the waste that will be treated on the site. The conditions that were applied to the original application to control the extent of the use are repeated below and will need to be discharged prior to the commencement of the development.

Many of the points raised by residents in their submissions relate to the principle of the provision of an AD on this site. These matters were considered during the consideration of the primary application (ref. 09/03618). This is a variation of one of the conditions applied to the original permission and does not require the original principles of development to be revisited.

The existing S106 agreement will need to be varied to incorporate the current application if Members are minded to grant permission.

In summary it is considered that the impact on openness and on the amenities of local residents as a result of the change in built form of the buildings will not exceed the impact of the approved buildings and as such the current proposal is acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/02654, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT DEED OF VARIATION to incorporate this application into the original agreement

and the following conditions:

- 1 The development to which this permission relates must be begun no later than March 30th 2015.

Reason: Section 91 of the Town and Country Planning Act 1990.

- 2 ACK01 Compliance with submitted plan
ACC01R Reason C01

- 3 The site shall only be used for the purposes of composting green and kitchen waste and for no other purposes and the throughput of material shall not exceed 46,000 tonnes per annum.

Reason: In the interests of the amenities of the locality and to comply with the terms of the permission and Policy BE1 of the Unitary Development Plan.

- 4 The composting facility shall not accept deliveries of green or kitchen waste other than between the hours of 0700 hrs to 1900 hrs Monday to Friday, 0700 hrs to 1300 hrs on Saturday and shall not accept green waste on Sundays, Public Holidays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to comply with the terms of the permission and Policy BE1 to protect the interests of the amenities of the locality and nearby residents, particularly in terms of noise and disturbance from traffic movements.

5 Unless otherwise agreed in writing by the Local Planning Authority, no demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays to Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the locality and to comply with the terms of the permission.

6 No raw materials (unprocessed organic waste) shall be stored or processed in any external area on the site at any time.

Reason: To protect the amenities of local residents in accordance with Policy BE1 of the Unitary Development Plan.

7 Records of daily tonnages of waste, including separately that received from the London Borough's of Bromley and Bexley shall be taken and shall be made available for the officers of the Waste Disposal Authority to see on request.

Reason: To accord with the terms of the application and to comply with Policies G1 and ER2 of the Unitary Development Plan.

8 Notwithstanding the provisions of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order) no plant or machinery, building, structures and erections whether fixed or moveable, shall be erected, extended, installed or replaces within the site without the prior approval in writing of the Local Planning Authority.

Reason: To comply with Policy G1 of the Unitary Development Plan and to protect the designated Green Belt.

9 Prior to the commencement of operation of the AD plant hereby approved a heat plan detailing the means of delivering energy and heat outputs from the facility, the identified heat users and the timetable for deliveries shall be submitted to and, following consultation with the Environment Agency, approved by the Local Planning authority. Unless otherwise approved in writing in advance by the Local Planning Authority the approved heat plan shall thereafter be implemented in accordance with the details and timetable so approved.

Reason: To comply with Policy 5.17 of the London Plan 2011 and to ensure the maximum benefit from the collection and delivery of sustainable power can be achieved.

10 Prior to commencement of the development hereby approved details of means of connection to the National Grid, together with the details of all related pipework and machinery shall be submitted and approved in writing by the Local Planning Authority. Prior to the commencement of the use of the AD this development shall be carried out in accordance with the details so approved and to enable compliance with the heat plan approved under Condition 9.

Reason: In order to ensure that the physical measures to export heat are implemented and ensure that the AD plant is operated efficiently in accordance with the requirements of Policy 5.17 the London Plan 2011.

11 No waste shall be processed by the AD plant until the electric link to the National Grid has been constructed and is capable of transmitting all the excess electrical power produced by the Plant. Thereafter, except during periods of maintenance and repair and unless required to do so by the National Grid no waste shall be processed by the plant unless power is being generated.

Reason: To ensure that the development complies with Policy BE1 of the Unitary Development Plan and Policy 5.17 of the London Plan 2011.

12 Prior to the commencement of development full details of all aspects of the appearance of all of the buildings and structures on the site, including finishes, colour and treatment of external materials, shall be submitted to and approved by the Local Planning Authority including the design and appearance of all of the individual component buildings, the proposed materials for the buildings and the associated hard surfaces. The buildings and structures shall be constructed in accordance with the submitted details and permanently retained thereafter.

Reason: To ensure that the proposed structures are relevant and necessary to the use of the site as specified in the application and to comply with Policy BE1 of the Unitary Development Plan.

13 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04

14 Prior to the commencement of development a plan to improve the biodiversity value of the site shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

Reason: In order to comply with Policy 7.19 of the London Plan 2011 and maximise the use of site in biodiversity terms.

15 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07

16 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01

17 Details of the location, height, design, sensors, hours of operation and luminance of internal and external lighting for the AD plant (which shall be designed to minimise the potential nuisance of light spillage on nearby properties and the countryside) shall be submitted and approved in writing by the Local Planning Authority before the commencement of the permitted use. Any scheme that is approved shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In order to comply with Policy BE1 and minimise the impact on the amenities of the area and nearby residential properties.

18 Following the receipt of any waste, no storage container, skip, unsorted or sorted waste material of residue of recycled materials or any other items shall be stored outside the building, other than within the designated bays or on operational vehicles.

Reason: To control the visual appearance of the site and protect the amenities of the surrounding area and nearby residents in accordance with Policy BE1 of the Unitary Development Plan.

19 ACK05 Slab levels - no details submitted
ACK05R K05 reason

20 ACD02 Surface water drainage - no det. submitt

- 21 ADD02R Reason D02
ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 22 If during development, contamination not previously identified is found to be present at the site no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the LPA, details of how this unsuspected contamination shall be dealt with.
Reason: The site is underlain by Thanet Sands and Upper Chalk formations, classified respectively as secondary and principal aquifers. The site is also located within Source Protection Zone II for a groundwater abstraction.
- 23 No filtration of surface water drainage into the ground shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
Reason: The site is underlain by Thanet Sands and Upper Chalk formations, classified respectively as secondary and principal aquifers. The site is also located within Source Protection Zone II for a groundwater abstraction.
- 24 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 25 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 26 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 27 ACH22 Bicycle Parking
ACH22R Reason H22
- 28 ACH26 Repair to damaged roads
ACH26R Reason H26
- 29 ACH27 Arrangements for construction period
ACH27R Reason H27
- 30 ACH29 Construction Management Plan
ACH29R Reason H29
- 31 ACH32 Highway Drainage
ADH32R Reason H32
- 32 Prior to the commencement of the development hereby permitted a Delivery and Servicing Plan relating to the operation of the approved facility shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall identify efficiency and sustainability measures to be undertaken once the development is in operation, identification of the optimum use of loading facilities, measures to encourage off-peak servicing and the management of additional vehicle movements generated as a result of the development and measures to minimise noise emissions from reversing vehicles.
Reason: In order to comply with Policy 6.14 of the London Plan 2011 and in the interests of the amenity and safety of the occupants of nearby residents and businesses.
- 33 Prior to the commencement of development an odour management plan for the AD plant hereby approved shall be submitted to and, following consultation with the Environment Agency, approved in writing by the Local Planning Authority. The plan shall outline details of measures necessary to

prevent offensive odours, as well as a proposed system of odour abatement and destruction in the event of offensive odours being identified. These shall include details of the operation and maintenance for the proposed biofilters. These preventive measures shall include the installation of fast opening/closing doors on all buildings, which shall be kept shut at all times except when a vehicle is entering or leaving. The AD plant shall be operated in strict accordance with the odour management plan so approved.

Reason: In the interests of the amenity of the area and to comply with Policy BE1 of the Unitary Development Plan.

34 No loaded lorries shall enter or leave the site unless the loads are fully sealed.

Reason: In order to protect the amenities of nearby sensitive receptors and to comply with Policy 7.14 of the London Plan 2011.

35 All delivery/loading bay doors within the development shall be kept closed at all times except to provide access for loading/unloading operations.

Reason: To avoid the unnecessary breakout of noise and odours from the operation of the units and to protect the amenities of local residents in accordance with Policy 7.14 of the London Plan 2011.

36 All plant and machinery on the site shall be operated and maintained in accordance with the manufacturer's instructions at all times and any attenuation measures necessary to achieve the predicted noise levels in the Environmental Noise Report shall be carried out prior to the first use of the plant and/or machinery and retained permanently thereafter.

Reason: In order to protect the amenities of nearby sensitive receptors and to comply with Policy 7.15 of the London Plan 2011.

37 There shall be no direct retailing of compost from this site and the site shall not be used by the general public either for purchasing compost, deliveries or collections.

Reason: To comply with the terms of the permission.

38 Prior to the commencement of development details of contingency measures and arrangements to deal with all aspects of the operation of the AD plant in case of emergency power failure shall be submitted and approved in writing by the Local Planning Authority. The approved generator shall be installed and be in working order prior to the first commencement of the use hereby permitted and shall be retained in operational good order permanently thereafter.

Reason: To ensure that the plant can remain operational at all times and to prevent the escape of odours and noxious substances in the event of power failure. This is in accordance with Policy 7.14 of the London Plan 2011.

39 If for any reason than for extended maintenance or repair, the AD plant ceases to be used for a period of more than 36 months, a scheme for the demolition and removal of the building and the related infrastructure (which shall include all buildings, structure, plant, equipment, areas of hardstanding and access roads) shall be submitted for approval in writing to the Local Planning Authority. Such a scheme shall include:

- (i) details of all structures and buildings which are to be removed,
- (ii) details of the means of removal of materials resulting from the demolition and methods for the control of dust and noise,
- (iii) timing and phasing of the demolition and removal,

- (iv) details of the restoration works, and
- (v) the phasing of restoration works.

The demolition and removal of the buildings and related infrastructure and subsequent restoration of the site shall thereafter be implemented in accordance with the approved plans.

Reason: In order to protect the amenities of nearby sensitive receptors and to comply with Policy 7.14 of the London Plan 2011.

40 Prior to the commencement of the use of the site a pest control plan should be submitted and approved in writing by the Local Planning Authority. This plan should include measures for the control and eradication of pests, including rodents, insects and larvae. The measures approved shall be implemented prior to the first use of the AD plant in accordance with the approved plan and retained permanently thereafter.

Reason: In order to protect the amenities of nearby sensitive receptors and to comply with Policy BE1 of the Unitary development Plan.

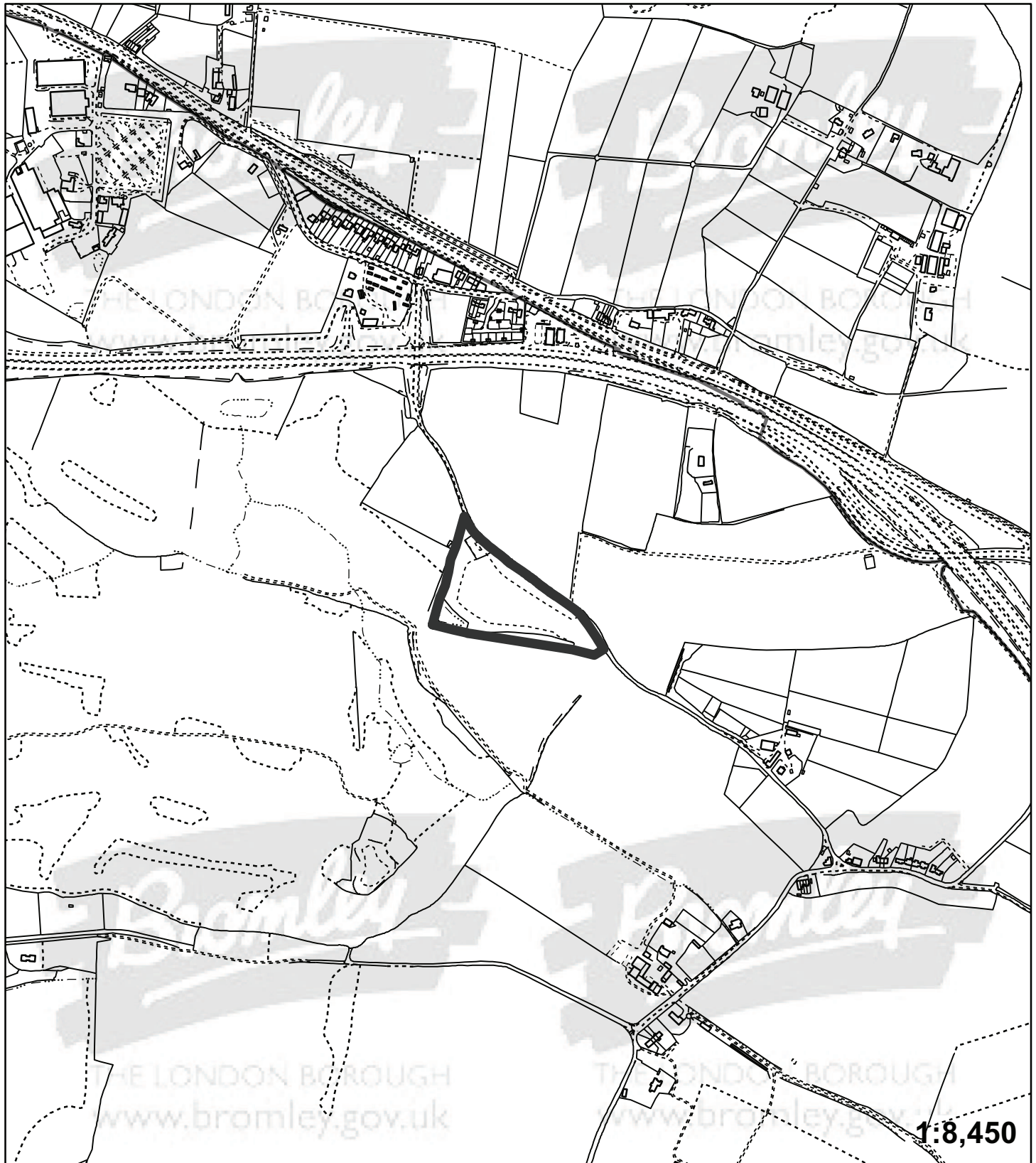
INFORMATIVE(S)

- 1 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding the need to obtain permits for the use of 20 tonnes vehicles under the London Lorry Control Scheme.
- 2 A public right of way runs across/is in close proximity to the development and the applicant's attention is drawn to the need to safeguard the public using the route, and that it must not be damaged or obstructed either during, or as a result of, the development. Attention is also drawn to the fact that the grant of planning permission does not entitle developers to obstruct public rights of way. Enforcement action may be taken against any person who obstructs or damages a public right of way. Development in so far as it affects a public right of way should not be started and the right of way kept open for public use until any necessary order under the Traffic Regulations for a temporary diversion/closure has come into effect.
- 3 In order to check that the proposed storm water system meets the Council's requirements, the following information shall be provided:
 - A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change

Application:13/02654/VAR

Address: Compost Site On Land Off Cookham Road Swanley

Proposal: Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks,



"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 : 13/02970/FULL6

Ward:
Bromley Common And
Keston

Address : Dell View Westerham Road Keston BR2
6HH

OS Grid Ref: E: 542078 N: 164788

Applicant : Mr J Hughes

Objections : YES

Description of Development:

Two storey front, side and rear extension and single storey rear extension and increase in roof height to incorporate front and rear dormer extensions

Key designations:

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

Proposal

The proposal is for a two storey front, side and rear extension. The height of the roof will also be increased and front and rear dormer extensions are proposed. A single storey extension (orangery) is also proposed to the rear of the property.

The proposals represent the substantial increase in the footprint and floorspace of this detached property. The overall depth of the property will increase from 8.8m to 15.6 m (including 3.6m at single storey level), height from approx. 6.6 m to approx. 10.2 m. A 1.5m side space is maintained to the flank boundary of the property with Green Leaves, and a 2.1m side space to the boundary with The Thicket.

No garage is provided as part of the proposals.

Location

The property is located on the east side of Westerham Road, approximately opposite the junction of Westerham Road with Beechwood Drive.

Comments from Local Residents

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

- the proposal is for three storey development and will be out of character in Westerham Road where all other properties are only two storeys.
- the view from the dormer windows will reduce the level of privacy to the rear gardens of properties in Longdon Wood.
- overlooking and loss of privacy to rear garden of Green Leaves.
- loss of natural light to rear of Green Leaves.
- the scale of the proposed increase in the size of the dwelling which represents an overdevelopment of the site.
- no garage is provided.

The case officer visited the occupiers of 30 Longdon Wood, to view the site from their property. Photographs taken are available on the file.

Comments from Consultees

No comments to report.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
BE11 Conservation Areas

Planning History

No relevant planning history on the site

Conclusions

The main issues relating to the application are the impact of the proposal on the streetscene and the adjoining Conservation Area, and the amenities of the surrounding residential properties.

Whilst the proposals represent a substantial increase to the size and floorspace/footprint of this detached dwelling, the property is located on a large plot, and there is considered to be adequate separation to the boundaries of the property with the adjoining dwellings. A 1.5m side space is maintained to the flank boundary of the property with Green Leaves, and a 2.1m side space to the boundary with The Thicket.

As stated above the proposal will increase the overall depth of the property from 8.8m to 15.6 m (including 3.6m at single storey level). However, due to the level of separation between the application site and the adjoining dwellings, this is not

considered likely to be detrimental to the residential amenities of the adjoining properties.

The property is well screened from properties to the rear of the site by existing vegetation. The applicant has also agreed to erect a 2m high closeboard fence around the perimeter of the site and surrounding gardens which will improve the security of the site and further reduce the potential for overlooking

No.30 Longdon Wood has been visited by the case officer and it is not considered that the height of the proposal or the presence of dormer windows on the rear roof slope will result in an unacceptable level of overlooking and loss of privacy to the 30 Longdon Wood or other surrounding residential properties.

The site is adjoining a Conservation Area (located to the rear). As indicated above, the application site is well screened from the properties to the rear by existing vegetation and the proposed 2m high close board fencing and no unacceptable impacts on the Conservation Area are considered likely as a result of this proposal.

Whilst this proposal represents a significant increase in the size of the host dwelling, the size of the plot and the relationships with the adjoining dwelling are such that, on balance, the proposal is considered to comply with all relevant policies as identified above, and is therefore recommended for planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02970, excluding exempt information.

as amended by documents received on 29.10.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

Application:13/02970/FULL6

Address: Dell View Westerham Road Keston BR2 6HH

Proposal: Two storey front, side and rear extension and single storey rear extension and increase in roof height to incorporate front and rear dormer extensions



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

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

Application No : 13/03121/FULL6

Ward:
Farnborough And Crofton

Address : 164 Tubbenden Lane Orpington BR6
9PT

OS Grid Ref: E: 544946 N: 165030

Applicant : Mr Ali Ahsen

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

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

Proposal

It is proposed to add a part one/two storey rear extension which would project 5m to the rear at ground floor level, and 2.5m to the rear at first floor level. The ground floor extension would abut the existing rear garage at the property, whilst the north-eastern wall of the proposed one/two storey extension would be set back 0.82m from the flank boundary of the property with No162.

Location

This detached two storey property lies on the north-western side of Tubbenden Lane between two semi-detached dwellings, and has not been previously extended to the rear.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the occupiers of No.162 which can be summarised as follows:

- loss of daylight and sunlight to flank kitchen window which is the sole window to the kitchen
- reduced depth of the first floor extension would not be sufficient to overcome the reasons for refusing the previous scheme.

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

Permission was refused in July 2013 (ref.13/01408) for the erection of a part one/two storey rear extension on the following grounds:

"The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the daylighting received by the adjoining side kitchen window of 162 Tubbenden Lane and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan."

Conclusions

The main issues in this case are the impact of the revised proposals on the amenities of the neighbouring occupants of No.162.

The main difference between the current and refused scheme is that the first floor element would be reduced in depth from 3.3m to 2.5m, although the depth of the ground floor would remain at 5m. Although there would still be some loss of daylight to the kitchen of the neighbouring property at No.162, the reduced depth at first floor level would allow more light to reach this window to an extent that it would be difficult to justify a refusal on these grounds alone. Furthermore, as the affected kitchen window at No.162 is partly obscure glazed (below the opening top light), the proposals are not considered to result in loss of outlook to the neighbouring property.

Having had regard to the above it was considered that the revised proposals are acceptable in that they would not now result in a significant loss of amenity to the neighbouring occupants.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01408 and 13/03121, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 ACI13 No windows (2 inserts) first floor flank extension
ACI13R Reason I13 BE1
- 4 ACK01 Compliance with submitted plan
ACK05R K05 reason

Application:13/03121/FULL6

Address: 164 Tubbenden Lane Orpington BR6 9PT

Proposal: Part one/two storey rear extension



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

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

Application No : 13/03389/FULL6

Ward:
Chislehurst

Address : 19 Poyntell Crescent Chislehurst BR7
6PJ

OS Grid Ref: E: 544832 N: 169889

Applicant : Mr & Mrs Harradine-Cardwell

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

It is proposed to add a 4.7m deep single storey rear extension across part of the rear elevation of this property, which would maintain separations of 0.7m to the north-western flank boundary with No.19, and 6m to the south-eastern flank boundary with No.21.

The extension would have a flat roof with a large central light lantern.

Location

This detached two storey property is located on the southern side of Poyntell Crescent between Stainmore Close and Barnard Close, and lies within Chislehurst Conservation Area.

The rear boundary of the site abuts the Green Belt.

The surrounding area is characterised by detached properties set within spacious plots.

Comments from Local Residents

Objections have been received from the occupiers of the neighbouring property at No.17, and the main points raised can be summarised as follows:

- loss of light, privacy and outlook
- extension would be too deep and too close to the boundary
- the existing property has already been significantly extended
- overshadowing of dining room
- proposed roof lantern would reduce light further and may cause noise problems
- loss of light to store/utility room adjacent to the boundary
- increase in carbon footprint.

Planning Considerations

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

BE1 Design of new Development
BE11 Conservation Areas
H8 Residential Extensions

Planning History

Permission was granted in 2000 (ref. 00/00271) for a part one/two storey front, side and rear extension and rear dormers, while a subsequent application for amendments to the first floor (ref. 00/01327) was granted later that year.

Conclusions

The main issues in this case are the impact of the extension on the character and appearance of Chislehurst Conservation Area and on the amenities of neighbouring properties.

The proposed extension is confined to the rear of the property, and its impact on the character and spatial standards of Chislehurst Conservation Area would therefore be limited. The extension would be of an appropriate design which would not detract from the overall appearance of the dwelling.

With regard to the impact on residential amenity, the proposed extension would be closest to No.17 Poyntell Crescent which is located to the north-west. The dwelling at No.19 currently extends approximately 1m further to the rear than the nearest part of No.17 (a store/utility room), and the proposed extension would extend a further 4.7m beyond this, set back 0.7m from the side boundary. Some loss of light and outlook would occur to the utility room at No.17, however, the kitchen and dining room are set further away from the boundary, and although the extension would be visible from these rooms, it would be of a flat roofed design (2.6m in height), with the glazed roof lantern set 1m further back from the side wall. It is therefore considered that the impact of the proposed extension on the amenities of No.17 would not be so great to warrant a refusal in this instance.

Background papers referred to during production of this report comprise all correspondence on files refs. 00/00271, 00/01327 and 13/03389, excluding exempt information.

RECOMMENDATION: PERMISSION

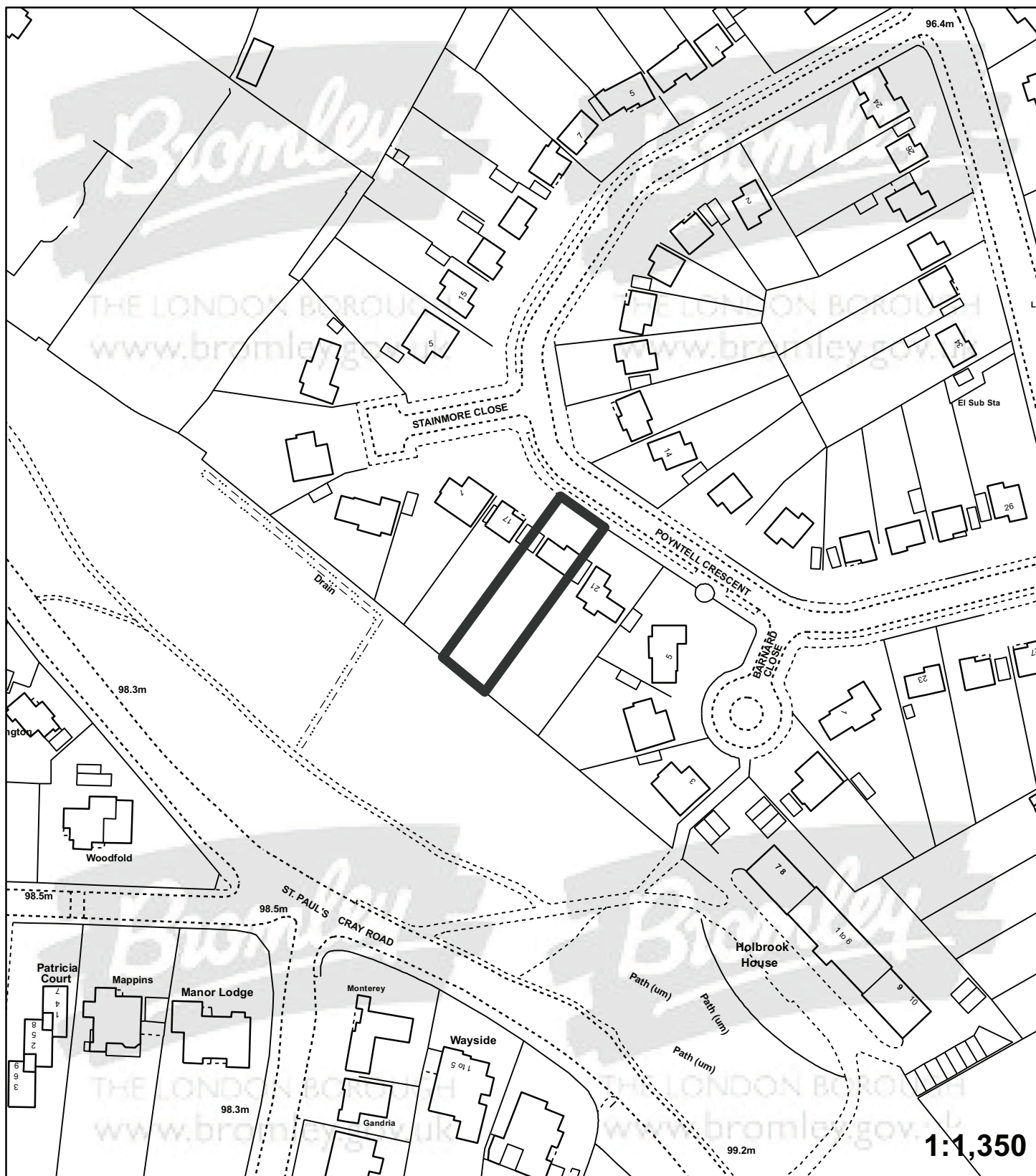
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI13 | No windows (2 inserts) north-western flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application: 13/03389/FULL6

Address: 19 Poyntell Crescent Chislehurst BR7 6PJ

Proposal: Single storey rear extension



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

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

Application No : 13/03442/FULL6

Ward:
Petts Wood And Knoll

Address : 37 Petts Wood Road Petts Wood
Orpington BR5 1JT

OS Grid Ref: E: 545299 N: 167805

Applicant : Mr J Sanchez

Objections : NO

Description of Development:

Part one/two storey side and rear extension and front elevational alterations

Key designations:

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

Proposal

- The proposal comprises of a ground floor side/rear 'wrap-around' extension with a first floor side/rear 'wrap-around' towards the rear of the property.
- The ground floor extension would extend the full length of the eastern elevation of the existing building, replacing an existing attached garage. It would abut the eastern flank boundary of the property. To the rear it would replace an existing 'lean-to' style conservatory and would extend back between ~ 3.2 and 4.1m as scaled from the staggered building line of the existing house.
- The first floor side extension would be set back from the front of the building, behind an existing sideways projection. At the rear it would extend a maximum of approximately 4.1m and a minimum of 3.25m as scaled from the staggered rear building line.

Location

The application site comprises of a two storey detached dwellinghouse located within the Petts Wood Area of Special Residential Character (ASRC).

Comments from Local Residents

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

Comments from Consultees

The Council's Highways Development Engineer has raised no objections to the proposal.

Planning Considerations

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character
- T18 Road Safety

Planning History

There is no relevant planning history.

Conclusions

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

In terms of visual impact, the proposed ground floor side extension would be set further forward than the existing garage but, given its scale, is unlikely to have a significant impact on the street scene. The first floor side extension would be set well-back from the front building line of the house, behind the existing façade of the property. While it is technically in breach of the Council's side space policy (H9) given that the ground floor extension abuts the boundary of the site, not retaining a 1m side space, considering its positioning within the existing building lines of the first floor, the spatial standards of the area would be preserved. Overall, the impact of the proposal on the visual amenities and character of the ASRC is therefore considered acceptable.

In terms of scale and form, the rearward projection proposed at both ground and first floors is considered fairly modest on this detached property and the proposed roofs would be hipped and subservient in height to the main roof. The ground floor extension adjacent to the boundary with No.39 (to the west) would measure approximately 3.8m high and as it is replacing an existing structure would be unlikely to have a significant effect on the amenities of the occupiers of the neighbouring property.

With regard to the impact on the occupiers of No.35, to the east of the site, the first floor side extension would only measure 1.2m (approx.) in width, leaving substantial separation between the extension and the flank wall of No.35. As such the side/rear extension is considered unlikely to detrimentally impact on the outlook or lighting to No.35 to an extent which would warrant refusal of the application.

From a Highways perspective, with regard to the proposed garage, the garage would measure in excess of 6m in length and as there is other parking on the frontage it is considered acceptable in terms of parking and road safety.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the visual amenities of the Area of Special Residential Character.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03442, 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 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H8 and H10 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area.

Application:13/03442/FULL6

Address: 37 Petts Wood Road Petts Wood Orpington BR5 1JT

Proposal: Part one/two storey side and rear extension and front elevational alterations



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