



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Rosalind Upperton
Rosalind.Upperton@bromley.gov.uk

THE LONDON BOROUGH
www.bromley.gov.uk

DIRECT LINE: 020 8313 4745

FAX: 020 8290 0608

DATE: 2 December 2013

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

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

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 12 DECEMBER 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 17 OCTOBER 2013**
(Pages 1 - 14)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Penge and Cator	15 - 26	(13/01872/FULL1) - Oakfield Centre, Oakfield Road, Penge.
4.2	Petts Wood and Knoll	27 - 30	(13/03592/FULL1) - Crofton Infant School, Towncourt Lane, Petts Wood.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.3	Bromley Town	31 - 36	(13/00431/FULL6) - Old Mission Hall, 87D Beckenham Lane, Bromley.
4.4	Darwin	37 - 44	(13/02996/FULL1) - 115 Leaves Green Road, Keston.
4.5	Clock House	45 - 52	(13/03082/FULL1) - St Michael and All Angels Church, Ravenscroft Road, Beckenham.
4.6	Penge and Cator	53 - 60	(13/03158/FULL1) - 12 Percy Road, Penge.
4.7	Bromley Common and Keston	61 - 70	(13/03276/FULL1) - 43 Chatterton Road, Bromley.

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

Report No.	Ward	Page No.	Application Number and Address
4.8	Cray Valley East	71 - 74	(13/02288/FULL6) - 6 Cambray Road, Orpington.
4.9	Chislehurst	75 - 78	(13/02659/FULL6) - 6 Westhurst Drive, Chislehurst.
4.10	Bickley	79 - 84	(13/02721/FULL6) - Broadway, 10 Westleigh Drive, Bromley.
4.11	Plaistow and Sundridge	85 - 90	(13/03020/FULL6) - 70 Park Road, Bromley.
4.12	Petts Wood and Knoll	91 - 94	(13/03090/FULL6) - 3 St Francis Close, Petts Wood.
4.13	Copers Cope	95 - 102	(13/03103/FULL1) - 67 Westgate Road, Beckenham.
4.14	Bickley	103 - 108	(13/03307/VAR) - 64A Hill Brow, Bromley.
4.15	Cray Valley East	109 - 114	(13/03370/DET) - Oak View, Crockenhill Road, Orpington.
4.16	Petts Wood and Knoll	115 - 120	(13/03492/FULL6) - 2 Towncourt Crescent, Petts Wood.

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

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

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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

NO REPORT

Agenda Item 3

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 17 October 2013

Present:

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

Also Present:

Councillors Graham Arthur, Douglas Auld, Ellie Harmer,
Mrs Anne Manning, Russell Mellor, Alexa Michael and
Michael Tickner

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

12 DECLARATIONS OF INTEREST

Councillor Charles Joel declared a personal interest in Item 4.1.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 AUGUST 2013

RESOLVED that the Minutes of the meeting held on 22 August 2013 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

14.1 PLAISTOW AND SUNDRIDGE

(13/01690/FULL1) - Parish School, 79 London Lane, Bromley.

Description of application – Formation of pedestrian access to School (between Nos. 34a and 38 Park Avenue) with 1.95m high steel gates and 1.6m high brick piers fronting Park Avenue, 1.8m high timber/palisade fencing to boundary with No. 34a Park Avenue, associated landscaping works, lighting and CCTV.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer in objection to the application were received at the meeting. Councillor Harmer's concerns were increased traffic, pedestrian safety, potential accidents, security, light pollution and the impact on local amenity. It was noted that English Heritage had no objection to the application.

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

PERMISSION BE GRANTED as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to conditions 8, 9, 10, 13, 14, 16, 19 and the deletion of condition 12.

"8. Details of a scheme of lighting to serve the pedestrian access hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced, and the approved scheme shall be implemented before the pedestrian access is first used. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

9. Details of the temporary access road and turning area, including its junction with Park Avenue and dimensions of visibility splays, shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be implemented before works commence. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for trees selected by the Authority. Upon the substantial completion of the development, all works associated with the temporary access and turning area shall be removed and the land reinstated to its former condition.

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

10. Before the temporary access road hereby permitted is first used by vehicles, it shall be provided with 3.3m x 2.4m x 3.3m visibility splays and there shall be no obstruction to visibility in excess of 1m in height within these splays except for trees selected by

the Local Planning Authority, and those splays shall be retained for the duration of the construction works.
REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

13. The temporary access road to be used for the development hereby permitted shall be stopped up at the back edge of the highway once the approved footpath is completed, in accordance with details of an enclosure to be submitted to and approved in writing by the Local Planning Authority. The approved enclosure shall be permanently retained as such.

REASON: In order to comply with Policy T11 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

14. Before commencement of the construction works the associated temporary service yard shall be completed in accordance with the details to be approved, and thereafter shall be kept available for such use at all times during the construction phase and no development whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out in the service yard or in such a position as to preclude vehicular access to or manoeuvring in the said yard. Upon the substantial completion of the development, all works associated with the service yard shall be removed and the land reinstated to its former condition.

REASON: Development without adequate servicing facilities is likely to lead to vehicle manoeuvres inconvenient to other road users and be detrimental to the free flow of traffic and conditions of safety in the highway and would not comply with Policy T17 of the Unitary Development Plan.

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

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

19. The pedestrian access in Park Avenue shall not be used until details of highway safety measures to

include School Keep Clear Zigzags and other road markings, signage, the pruning of a highway tree near the entrance and improved lighting in the area have been submitted to the local planning authority and approved in writing and have been carried out in accordance with the approved plans.

REASON: In the interests of highway and pedestrian safety and to comply with Policies T6 and T18 of the Unitary Development Plan.”

**14.2
BICKLEY**

(13/01900/FULL1) - Scotts Park Primary School, Orchard Road, Bromley.

Description of application – Erection of a single storey temporary classroom building.

It was reported that on page 18 of the Chief Planner’s report, line 5 should be amended to read, “as amended by documents received on 15 August 2013 and 1 October 2013”.

Members having considered the report and objections **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of conditions 1 and 9.

**14.3
PETTS WOOD AND KNOLL**

(13/02492/FULL1) - Crofton Infant School, Towncourt Lane, Orpington.

Description of application – Single storey extension to south of school building to provide additional classroom and associated facilities, with covered secure play area and outdoor enclosed play area (with fixed low-level play equipment, timber pergola and perimeter fencing). Temporary construction access from Crofton Lane.

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 with amendments to conditions 9 and 10 and an informative to read:-

“9. A Road Safety Audit shall be supplied to the Local Planning Authority and agreed in writing before the temporary crossover is constructed.

REASON: In the interests of road safety and to comply with Policy T18 of the Unitary Development Plan.

10. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local

Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

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

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

1. A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
2. 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.
3. Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change."

SECTION 2

(Applications meriting special consideration)

14.4 CHELSFIELD AND PRATTS BOTTOM

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

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

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

14.5 HAYES AND CONEY HALL

(13/02368/FULL6) - 3 Whites Cottages, Pickhurst Green, Hayes.

Description of application – Two storey side extension.

Oral representations from Ward Members, Councillors Graham Arthur and Mrs Anne Manning were received at the meeting. It was reported that objections to the application had been received from Hayes Village Association.

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.

14.6 PETTS WOOD AND KNOLL

(13/02372/OUT) - 63 Willett Way, Petts Wood.

Description of application – Demolition of existing dwelling and construction of two detached 4 bed

dwelling with associated landscaping. OUTLINE APPLICATION.

Oral representations in objection to and in support of the application were received. Ward Member, Councillor Douglas Auld, read out a statement in objection to the application that he wished to have minuted and a copy is attached to these minutes marked, 'Appendix A'. The Chief Planner's Representative advised Councillor Auld that Policy H11 was not applicable in this instance.

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

1. The proposed development would be inappropriate, out of character and out of scale with adjoining development, detrimental to the appearance of the locality by reason of the extensive site coverage and design of the dwellings, and contrary to Policies BE1, H7, and H9 of the Unitary Development Plan.
2. The proposal would adversely affect the character and appearance of the Petts Wood Area of Special Residential Character, resulting in the loss of an open and verdant frontage which contributes to the generous spatial standards and overall character of the area, thereby contrary to Policy H10 of the Unitary Development Plan.
3. The proposal would constitute a cramped overdevelopment of a site which has not previously been developed, resulting in a loss of garden land, and appearing out of character in the locality, and thereby detrimental to its visual amenities, character and spatial standards, and contrary to Policies BE1, H7, H9 and H10 of the Unitary Development Plan, Policy 3.5 of the London Plan and Paragraph 53 of the National Planning Policy Framework.

14.7
HAYES AND CONEY HALL

(13/02539/LBC) - 3 Whites Cottages, Pickhurst Green, Hayes.

Description of application - Two storey side extension.
LISTED BUILDING CONSENT.

Oral representations from Ward Members, Councillors Graham Arthur and Mrs Anne Manning were received at the meeting. It was reported that on page 49 of the Chief Planner's report the recommendation should be amended to read, "CONSENT BE REFUSED".

It was reported that objections to the application had been received from Hayes Village Association. Members having considered the report, objections

and representations, **RESOLVED** that **CONSENT BE REFUSED** for the reasons set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

14.8 CHELSFIELD AND PRATTS BOTTOM

(13/01957/FULL1) - Hadlow House, 9 High Street, Green Street Green.

Description of application – Conversion of first and second floors from offices (Class B1) to 8 two bedroom selfcontained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear courtyard area to provide additional amenity space, cycle storage and bin storage/collection.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to provide some parking within the site for public use in order to help ameliorate parking congestion in the area.

14.9 BICKLEY

(13/02095/FULL6) - 58 Sundridge Avenue, Bromley.

Description of application – First floor side extension.

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

14.10 HAYES AND CONEY HALL CONSERVATION AREA

(13/02344/FULL6) - Simpsons Cottage, Five Elms Road, Hayes.

Description of application – Conversion of detached garage and playroom into annexe and extension to existing summer room to link annexe building to main dwelling house.

Oral representations from Ward Member, Councillor Mrs Anne Manning 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.

**14.11
CRAY VALLEY WEST**

(13/02385/FULL6) - 6 Sutherland Avenue, Petts Wood.

Description of application – Part one/two storey side and rear extension with raised decking and balustrade.

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.

**14.12
COPERS COPE**

(13/02432/FULL1) - Clare House Primary School, Oakwood Avenue, Beckenham.

Description of application – Provision of temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences. RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Russell Mellor in objection to the application were received at the meeting. Whilst Councillor Mellor acknowledged that additional primary school places were urgently required in the Borough, he would write to the Chief Executive, the Education Portfolio Holder and the Chairman of Development Control to inform them of his disapproval that the development of this site had been undertaken without prior planning permission. It was reported that this item should have been on Section 1 of the agenda. It was also reported that further objections to the application had been received.

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

**14.13
SHORTLANDS**

(13/02524/FULL6) - 48 Elwill Way, Beckenham.

Description of application – Two storey front/side and rear extensions and roof 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.

**14.14
BROMLEY TOWN**

(13/02560/FULL3) - Alexander House, 5 Blyth Road, Bromley.

Description of application – Change of use from use Class B1 office to use as a day care nursery within (use Class D1), erection of single storey rear extension with roof terrace, alterations to existing garage, erection of buggy/cycle store, acoustic fencing and landscaping.

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

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

**14.15
WEST WICKHAM**

(13/02564/FULL6) - 6 Braemar Gardens, West Wickham.

Description of application – Roof alterations to incorporate rear dormer extension, first floor side extension and conversion of existing garage to habitable room with elevational alterations.

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

1. The proposal would detract from the character, appearance and spatial standards of the area due to the lack of adequate side space, contrary to Policy H9 of the Unitary Development Plan.

**14.16
CHISLEHURST
CONSERVATION AREA**

(13/02574/FULL1) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application – Demolition of existing tin hut and erection of a replacement sixth form building.

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

**14.17
CHISLEHURST
CONSERVATION AREA**

(13/02575/LBC) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application – Demolition of existing tin hut. LISTED BUILDING CONSENT.

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

**14.18
COPERS COPE**

(13/02589/PLUD) - 68 Copers Cope Road, Beckenham.

Description of application - Single storey side and two storey rear extensions. Installation of rear and side dormers and other roof alterations.
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

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

Members having considered the report, objections and representations, **RESOLVED** that a **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED**, as recommended, for the reason set out in the report of the Chief Planner.

**14.19
CHISLEHURST
CONSERVATION AREA**

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

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

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**14.20
CHISLEHURST
CONSERVATION AREA**

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

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

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**14.21
BICKLEY**

(13/02602/FULL6) - 1 Mount Close, Bromley.

Description of application – Two storey front extension, first floor front/side extension, pitched roof to front 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.

**14.22
CHELSFIELD AND PRATTS
BOTTOM**

(13/02652/FULL6) - 3 Amberley Close, Orpington.

Description of application – Single storey 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.

**14.23
FARNBOROUGH AND
CROFTON**

(13/02707/FULL6) - 1 Starts Hill Road, Orpington.

Description of application – Two storey 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**14.24
DARWIN**

(12/03423/OUT) - Land West of Layhams Road, Keston.

Description of application – Change of use of agricultural land to cemetery, single storey reception building, maintenance building, 55 car parking spaces, access drive and formation of vehicular access to Layhams Road.

Oral representations in objection to and in support of the application were received. Oral representations from adjoining Ward Member, Councillor Mrs Anne Manning, in objection to the application were received at the meeting.

Members having considered the report, objections

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

“4. The site is located in an area which is lacking in adequate public transport connections to serve the use, and this will therefore lead to an over-reliance of car-borne journeys and fail to accommodate sustainable transport modes, detrimental to general highway conditions and contrary to Paragraph 34 of the National Planning Policy Framework.”

15 CONTRAVENTIONS AND OTHER ISSUES

15.1 BROMLEY COMMON AND KESTON

(DRR13/130) - 15 Oakley Drive, Bromley.

Oral representations from Ward Member, Councillor Alexa Michael, in favour of further action were received at the meeting.

Members having considered the report and representations, including a warning as to costs, **RESOLVED** that an **UNTIDY SITE NOTICE BE AUTHORISED** under Section 215 of the Town and Country Planning Act 1990, to remove the shed in the rear garden.

15.2 CRYSTAL PALACE

(DRR/13/129) - Kingsway International Christian Centre, 25 Church Road, Annerley.

Oral representations in favour of enforcement action were received at the meeting.

Members having considered the report and representations **RESOLVED** not to authorise enforcement action at present, but to **CONTINUE TO MONITOR THE USE OF THE PREMISES.**

The Meeting ended at 9.15 pm

Chairman

MINUTE ANNEX

APPENDIX A

ITEM 14.6 – (13/02372/OUT) – 63 WILLETT WAY, PETTS WOOD

REPRESENTATIONS SUBMITTED BY

WARD MEMBER, COUNCILLOR DOUGLAS AULD

In addressing you this evening I have the total support of my Ward Colleagues, Councillors Simon Fawthrop and Tony Owen.

63 Willett Way is situated in the Petts Wood Area of Special Residential Character (ASRC). Policy H10 of the Unitary Development Plan (UDP) states that applications for development in ASRC will be required to respect and compliment the established and individual qualities of the individual areas.

Petts Wood ASRC is one of the areas designated by the Council where it considers that unsympathetic redevelopment would threaten the established character and residential amenity. The Council will seek to protect the environmental character of these Areas by requiring proposals to have regard to the special development criteria set out in Appendix 1 of the UDP.

The original plans for Petts Wood date from the late 1920's and early 1930's. The houses within the ASRC were built over a number of years, in a number of similar though varied styles. However the layout of the roads and plot sizes were established in an overall pattern. Today the layout remains largely intact with remarkably few infill developments. What is proposed here with two very large detached houses on the plot represents infill.

Involving in a discussion over the details of the application risks masking or missing this overriding objection to the application.

In the UDP under general guidelines when considering applications for new development in an ASRC it is stated the Council will pay particular regard to Policy H11 (overlooked by the writer of the report before you) included in Development Control guidelines for such Areas are:-

- i) developments likely to erode the individual quality and character of the ASRC will be resisted and
- ii) backland development will not be permitted.

I would say that this proposal is clearly akin to backland development.

The houses in Willett Way were indeed built in the period mentioned. The layout of the Area including streets and plot sizes were designed by Bernard Scrubby following the principle of a garden suburb. The overall objective of

that scheme was spaciousness and openness creating in parts an oasis among the houses which were built. Certainly if this application is successful the open views seen looking through the site would be seriously restricted.

There is a large Church set in generous grounds immediately to the left of the application site and a second large Church again with a generous foreground across Willett Way diagonally to the right. Putting these areas of spaciousness together with the generous plot sizes in the vicinity one can see that Bernard Scrubby's vision of the 1930's is in fact in place.

An Appeal Inspector would surely give considerable weight to the integrity of the garden suburb design and the layout of the plots and I say this on the basis that this application amounts to the sub-division of the plot, is out of character with the area and is therefore inappropriate development.

In January this year an appeal was dismissed relating to a part one/part two storey side extension to a semi detached house in nearby West Way which is also situated in the Petts Wood ASRC. Among the reasons he gave for dismissing the appeal the Inspector noted the appeal property was indeed within the ASRC, that the original layout remained largely intact and that UDP Policy H10 requires development in an ASRC to respect and compliment its established and individual qualities.

Members you will note near the bottom of page 41 of the report before you that an application for a part one/two storey side extension to this existing house on this site was refused. Part of the grounds for refusal being that it would have been harmful to the appearance of the existing property and to the visual amenities of the area, contrary to Policies BE1 and H8 of the UDP.

This application goes much further than the one which was refused.

I started by making mention of the Petts Wood ASRC and I will conclude by again doing so.

Two points:-

- a) What do you think an ASRC stands for? Is it just a title or does it have some meaning?
- b) If permission is granted tonight what message are you sending to other residents in the ASRC with large gardens? Would a precedent be set?

I ask the Committee to refuse the applications on the grounds that it is out of character to area, would have a detrimental affect on the area and is therefore inappropriate development contrary to UDP policies BE1, H10 and H11.

Agenda Item 4.1

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

Application No : 13/01872/FULL1

Ward:
Penge And Cator

Address : Oakfield Centre Oakfield Road Penge
London SE20 8QA

OS Grid Ref: E: 534829 N: 170126

Applicant : London & Quadrant Housing

Objections : NO

Description of Development:

Demolition of existing buildings and erection of 8 terraced houses (6x3 bed; 2x4 bed) and a 4 storey building comprising 24 flats (9x1 bed; 15x2 bed) together with new vehicular access to Oakfield Road, 32 car parking spaces, bicycle parking, refuse and recycling provision and landscaping

Key designations:

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

Proposal

Permission is sought for the demolition of the existing buildings on the 0.32ha site and the erection of a terrace of 8 x 2 storey houses (6x3 bed and 2x4 bed with accommodation in the roof space) on the south west side of the site and a part 3/part 4 storey block containing 24 flats on the north east side of the site (9x1 bed and 15x2 bed).

The development will comprise a row of 2 storey terraced houses with private gardens on the south west side of the houses. The houses will back on to existing residential properties in Roswell Close and there will be a back to back separation of approximately 21m. There will be a 1m separation to the western boundary which has a similar terrace beyond in Lakefield Close. The separation between the houses and Oakfield Road is approximately 8.5m

On the north east side of the side will be a 4 storey block providing 24 flats with the upper floor accommodation partly in the roofspace of the 4th floor. The front of the flats will face into the site and the rear will face Limes Avenue. The separation to the western boundary is 2.7m and the flank elevation of the block will be 15m from

the front elevation of the nearest properties in Lakefield Close. The separation to Oakfield Road is approximately 5.5m.

In terms of amenity space for the flats, communal gardens will be provided. In addition there will be a small private patio for the ground floor flats and balconies for the flats on the upper floors. Refuse/recycling stores and cycle stores for the flats are provided in this area.

A total of 32 car parking spaces will be provided between each 'block' of development with a new vehicular access to Oakfield Road (the existing access to Limes Avenue will be closed) in the centre of the site.

In line with Policy H2 of the Unitary Development Plan, the applicant is committed to securing 35% of the development through a Section 106 legal agreement. As such the draft S106 identifies 11 affordable housing units, 5 houses and 6 flats, including 1 wheelchair flat. Seven units would be affordable rent and 4 would be shared ownership. This represents 35% units/37% habitable rooms of the total accommodation proposed. It should be noted that the applicant wishes to provide a 100% affordable housing scheme subject to the availability of funding and grant.

The applicant advises that the units will meet Lifetime Homes standards. In addition the aim of the applicant is to provide an exemplar environmentally responsible 'Passivhaus' development. The applicant's energy statement advises that this requires a rigorous design to minimise the amount of heat loss through high levels of insulation.

There are no protected trees on the site but there is a protected tree at the rear of 1-3 Rosewell Close and there are large street trees along the Oakfield Road frontage.

The site is currently owned by the London Borough of Bromley.

The applicant has submitted the following supporting documents; Planning Statement, Design and Access Statement, Financial Viability Appraisal, Draft S106 Heads of Terms, Energy Statement, Code for Sustainable Homes Pre Assessment, Drainage Strategy, Transport Assessment, Statement of Community Involvement, Extended Phase 1 Habitat Survey, Revised Tree Survey, Code for Sustainable Homes Ecological Assessment and Initial Bat Survey.

Location

The site lies at the junction of Oakfield Road and Limes Avenue with Lakefield Close on the north-west side of the site and the rear gardens of properties in Rosewell Close on the south west side of the site.

The area is a mix of commercial and residential uses. There are a mixture of 2 and 3 storey residential properties on the north west, the south east sides and opposite the site. There are 3 commercial uses on the north east side of the site (a vacant unit, WC Evans Engineering and Jewsons).

Comments from Local Residents

Nearby properties were notified and no representations have been received to date.

Comments from Consultees

The Council's Highways Officer raises no objections.

The Council's Drainage Officer raises no objections.

The Council's Environmental Health Officer raises no objections.

Thames Water raise no objections.

The Metropolitan Police Crime Prevention Design Adviser raises no objection.

Refuse and recycling provision is acceptable.

Planning Considerations

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

- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- H9 Side Space
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- BE1 Design of New Development
- C1 Community Facilities
- IMP1 Planning Obligations

Supplementary Planning Guidance for Affordable Housing and Planning Obligations

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on individual private residential and mixed use schemes
- 3.13 Affordable Housing Thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 6.13 Parking
- 8.2 Planning Obligations

London Plan Housing SPG

National Planning Policy Framework 2012.

From an arboricultural and ecological point of view no objections are raised to the proposal.

Planning History

The site is currently occupied by a vacant building that was previously used as a day care centre and has been the subject of several minor applications relating to the this use.

In addition planning permissions have recently been granted for the following development in the vicinity of the site:

Penge Clinic, 17-19 Oakfield Road - Demolition of 17 and 19 Oakfield Road and erection of 2 storey building (with accommodation space in the roof) for use as a medical centre and associated pharmacy together with closure of existing vehicular accesses, creation of new vehicular access to Oakfield Road, 10 car parking spaces, cycle parking and refuse facilities. Approved under ref. 13/00167 in April 2013.

7-15 Oakfield Road - Construction of detached building to accommodate church and meeting hall (Class D1) with 44 car parking spaces to rear and new vehicular access from Cambridge Road together with associated landscaping bicycle and bin storage. Approved under ref. 12/02307 in November 2012.

Conclusions

The main issues to be considered are loss of community facility, impact on the character and appearance of the area, the impact on the amenity of nearby residents and the acceptability of the S106 contributions offered by the applicant.

Loss of community facility

Policy C1 states that 'Planning permission will not be granted for proposals that would lead to the loss of community facilities unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location.

A report to the Executive and Resources PDS Committee in December 2011 advised Members that the site was previously occupied by the Shaw Trust as a training centre for adults with learning disabilities and the site supported a 'Tuck by Truck' service, a free newspaper distribution base and a wood recycling business. The Shaw Trust vacated the site in December 2011 and it has been vacant since that time. The uses previously undertaken at the site have been relocated to premises in Penge and Bromley.

On this basis it is considered that due to the relocation of the previous uses on the site to premises in Penge and Bromley, the proposed change of use complies with Policy C1 and is considered acceptable on this basis.

Impact on the character and appearance of the area

The surrounding area consists of a variety of 2, 3 and 4 storey buildings that vary in height with mainly 2 and 3 storey residential units in Roswell Close, Lakefield Close and the nearest parts of Oakfield Road. The commercial unit at Jewsons is approximately 8.5m high.

The development is set back from the back edge of pavement in Oakfield Road by a minimum of 5.5m giving a generous clearance in this location. The clearance to the boundary in Limes Avenue is 2.5m and to Lakefield Close is 2.7m.

The 2 storey element of this proposal reflects the scale of buildings in this area. The higher block of flats is taller than other development in the immediate area but there are examples of 4 storey buildings close by. To minimise the impact of the height and massing of this building, part of the accommodation in the upper floor is within the roof space making use of dormers and rooflights. A pitched and gabled roof is set behind a parapet.

The proposed vehicular access sits between the frontage trees. Highways raise no objections to the position of the access. A total of 32 car parking spaces are shown on the plan, including 2 spaces for disabled residents. This equates to 1 space per unit. The car parking is aligned along a central internal access road.

As previously stated the site lies in an area classified as PTAL 4 in terms of public accessibility. The overall density of development is 97 units/315 habitable rooms per hectare. The site can be classified as an urban site and the London Plan indicates that a density ranging from 200 to 700 habitable rooms per hectare may be acceptable.

In summary it is considered that the scale, height and massing of the proposed development and the separation of buildings to the site boundaries results in development that reflects the character and appearance of the area. The proposed density of development is within the density range for this area and the vehicular access is acceptable. As such Members may consider that the development would not have an adverse impact on the character and appearance of this mixed use area.

Impact on the amenity of nearby residents

The nearest residential properties are in Lakefield Close and Rosewell Close. There are also houses on the opposite side of Oakfield Close but it is considered that there would not be an undue impact on the amenities of these residents due to separation between the site and these properties.

With regard to Rosewell Close the separation between habitable room windows is approximately 21m which is generally considered acceptable. In addition the

proposed buildings are 2 storeys and while there are rooms in the roof the rooflights face into the site. It is considered that the proposed dwellings would not result in an undue visual impact on these properties or a loss of amenity.

The flank elevation of the proposed houses would continue from the existing terrace at 6-11 Lakefield Close. The height of the buildings is similar and there will be a 2m separation between the proposed and existing flank walls. On this basis it is considered that there will not be an undue impact on the occupants of these properties.

With regard to the impact of the block of flats the closest residential properties are Nos 1-5 Lakefield Close. Concerns were raised by officers regarding the impact of the original submission and the applicant amended the scheme to help minimise its impact. The proposed flank wall of the block of flats will now be approximately 10m to the eaves and 13.8m high to the ridge (from existing ground level) and will be 15m from the front elevation of Nos 1-3, the building will be set slightly lower than the existing land levels, the height has been reduced, the building has been set further away from the boundary, the eaves height has been reduced and planting will be provided between the building and the boundary. In addition there are no windows in this elevation.

It is considered that the measures proposed improve the relationship between the proposed and existing buildings to an acceptable level.

S106 contributions

The submitted accommodation schedule demonstrates that the scheme will provide 37% habitable rooms of affordable housing, with a mixture of social rented and shared ownership accommodation. This exceeds the requirement for 35% that is set out in Policy H2 of the Unitary Development Plan (UDP).

In addition the applicant has agreed to meet the contributions required for health and education.

In this instance it is considered that the policy requirements set out in the UDP have been met.

Summary

The scheme proposes a mix of residential flats and houses to replace the vacant day care facility that previously occupied the site. It is considered that the scale and massing of the proposed buildings reflect the character and appearance of the immediate and wider area. The development will have an impact on the residential amenities of residents in properties adjoining the site but it is considered that this will not be significant and that the applicant has undertaken steps to minimise this impact.

The development meets the Council's policy requirements in terms of the provision of affordable housing and health and education payments and these will be secured through a S106 legal agreement.

In view of the above it is considered that the development is acceptable and it is recommended that permission be granted.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/01872, excluding exempt information.

as amended by documents received on 12.09.2013 16.10.2013 31.10.2013

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT relating to affordable housing, health and education

and 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 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 5 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 6 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH10 Provision of sight line (3 inserts) 43m x 2.4m x 43m 1m
ACH10R Reason H10
- 9 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 10 ACH22 Bicycle Parking
ACH22R Reason H22
- 11 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 12 ACH27 Arrangements for construction period
ACH27R Reason H27
- 13 ACH29 Construction Management Plan
ACH29R Reason H29
- 14 ACH32 Highway Drainage
ADH32R Reason H32
- 15 ACI21 Secured By Design
ACI21R I21 reason
- 16 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 17 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and

re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwellinghouses on the south west side of the side hereby permitted 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 protect the amenities of nearby residents.

19 Before any work on site is commenced, a site-wide energy strategy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction in carbon dioxide emissions of at least 40% better than Building Regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

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

Reason: In the interest of the visual and residential amenities of the area and in order to comply with Policies BE1, NE3 and NE7 of the Unitary Development Plan.

21 Details of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority and the charging points shall be installed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted, unless otherwise agreed in writing by the Local Planning Authority and shall be permanently retained in working order thereafter.

Reason: In the interests of promoting more sustainable means of car travel and to comply with Policy 6.13 of the London Plan.

22 Details of proposals to provide dwellings capable of occupation by wheelchair users (including related car parking spaces) in accordance with the South East London Partnership guidance shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. Details shall also be submitted to and approved in writing by the Local Planning Authority of proposals for the construction of all the dwellings hereby permitted as "Lifetime Homes" in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) prior to commencement of the development hereby permitted. The dwellings shall be constructed in accordance with the approved details.

Reason: In order to comply with Policy 3.8 of The London Plan.

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

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area and to comply with National Planning Policy Framework paragraph 124 and Policy 7.14 of the London Plan.

INFORMATIVE(S)

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

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

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

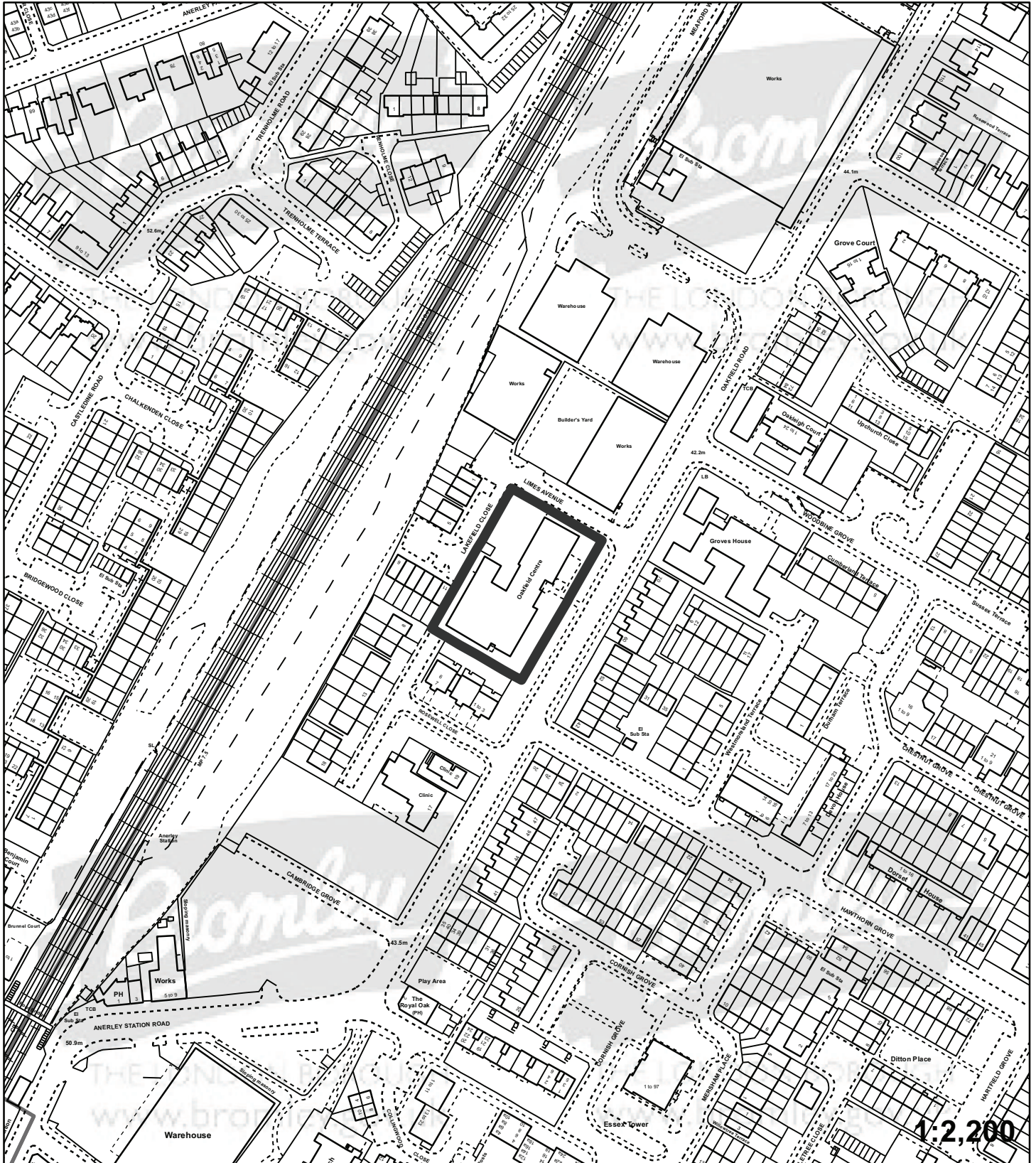
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 There is a Thames Water main crossing the development site which may/may not need to be diverted at the developers cost, or necessitate amendments to the proposed design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Customer Services centre on 0845 850 2777 for further information.

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

Application:13/01872/FULL1

Address: Oakfield Centre Oakfield Road Penge London SE20 8QA

Proposal: Demolition of existing buildings and erection of 8 terraced houses (6x3 bed; 2x4 bed) and a 4 storey building comprising 24 flats (9x1 bed; 15x2 bed) together with new vehicular access to Oakfield Road, 32 car parking spaces, bicycle parking, refuse and recycling provision and



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

This page is left intentionally blank

Agenda Item 4.2

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

Application No : 13/03592/FULL1

Ward:
Petts Wood And Knoll

Address : Crofton Infant School Towncourt Lane
Petts Wood Orpington BR5 1EJ

OS Grid Ref: E: 544784 N: 166782

Applicant : Crofton Junior And Infants Schools

Objections : NO

Description of Development:

Replacement boundary fence and gates

Key designations:

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

Proposal

It is proposed to erect 2.4m high replacement boundary fences and gates around the Crofton Infant School site. The fences will feature a meshed design and a green powder coated aluminium finish and are intended to increase security. There will be an approx. 1m gap between the proposed fences and the fences to neighbouring properties which will allow for maintenance.

Planning permission was recently granted for 2m high fences and gates.

Location

The Infant School occupies a 1.99ha site and is surrounded by mainly residential development comprising houses and bungalows.

Comments from Local Residents

Nearby residents were notified of the application and no representations were received.

Comments from Consultees

There are no technical highways objections.

Any further responses to consultations will be reported verbally at the meeting.

Planning History

Planning permission was granted in October 2013 for 2m high fences and gates around the Infant School site and 2.4m high fences and gates around the Junior School site (ref. 13/03592).

Planning Considerations

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

Unitary Development Plan

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other Means of Enclosure

London Plan

- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Conclusions

Planning permission was recently granted for 2m high fences. The main issues relating to the application are the impact that a 0.4m high increase in the height of the fences will have on the character of the area and on the amenities of the occupants of nearby residential properties.

The proposed fencing and gates will be higher than those being replaced and those previously permitted and will result in improved security. The fencing and gates will be equivalent in height to those permitted at the Junior School site. The proposal should not result in undue harm to the character of the area and the security benefits can be viewed positively.

It is considered that there will be no undue harm to the amenities of neighbouring residential properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 13/002435 and 13/03592, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

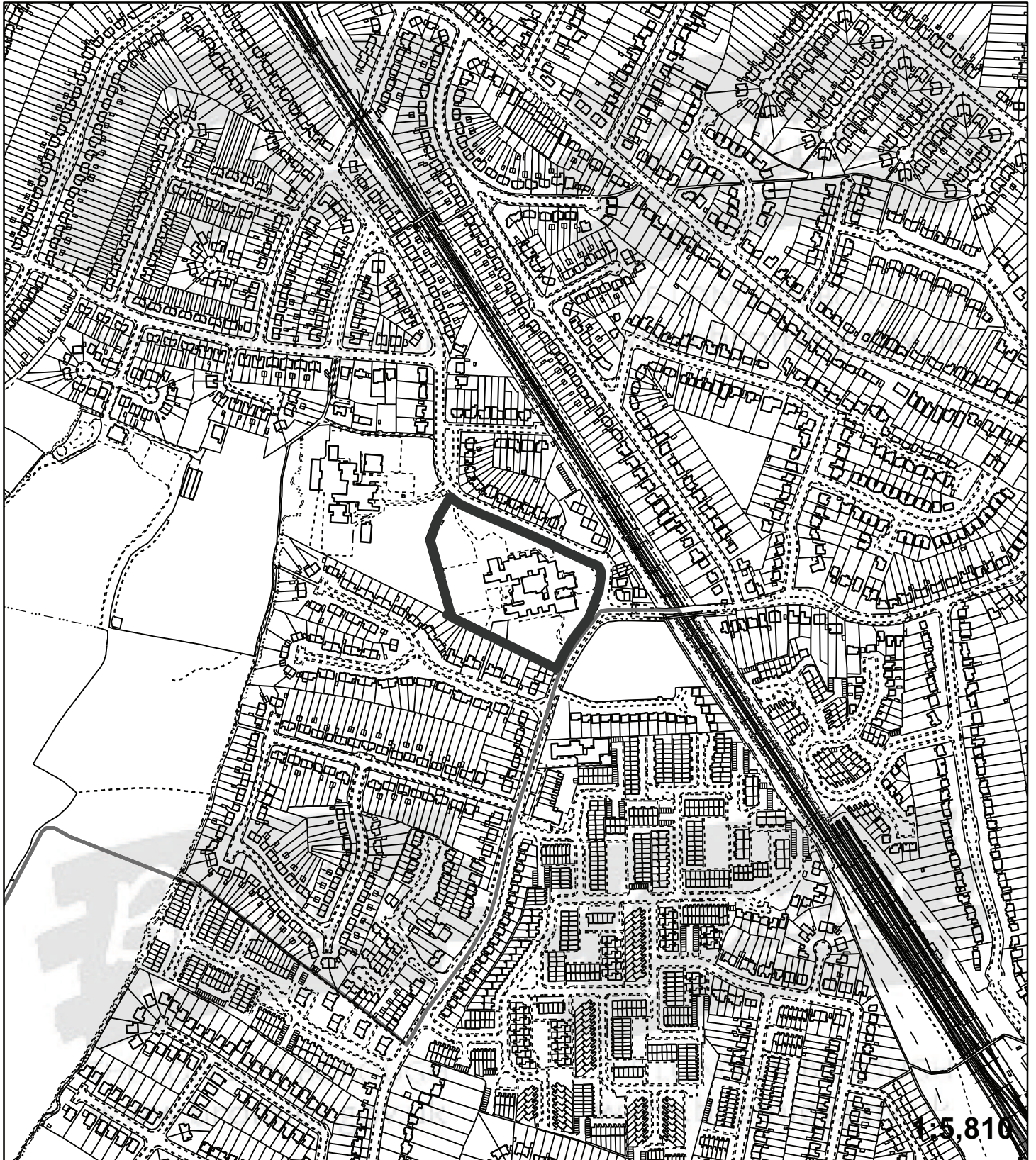
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years

2 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:13/03592/FULL1

Address: Crofton Infant School Towncourt Lane Petts Wood Orpington
BR5 1EJ

Proposal: Replacement boundary fence and gates



"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 : 13/00431/FULL6

Ward:
Bromley Town

Address : Old Mission Hall 87D Beckenham Lane
Bromley BR2 0DN

OS Grid Ref: E: 539432 N: 169364

Applicant : Mr Edward Werry

Objections : NO

Description of Development:

Two storey side extension to include alterations to roof to provide habitable accommodation within roof space and front and rear dormers

Key designations:

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

Proposal

The proposal is for a two storey side extension to the eastern side of the existing building. It will extend approximately 4.2m in width and incorporate a matching roof and ridge line to the existing building with dormers to the front and rear. It will maintain a separation of approximately 0.15m to the flank boundary. Following discussions with the Environment Agency (over flood risk concerns) the ground floor layout has been amended to form a lounge within the ground floor of the extension, in lieu of a bedroom (as amended by docs received 8.11.13).

Location

The application site was formerly a mission hall until its conversion to residential use, granted in 1995. It is situated to the rear of No 87A Beckenham Lane which forms part of the A222 route. Access into the site is via a registered public footpath located off Beckenham Lane (to the side of No 87A).

The site is situated in an area at risk of flooding as defined by the Environment Agency (Flood Zone 3) wherein proposal for new development should be accompanied by details of flood proofing and flood resilience and resistance measures to be utilised for the extension.

Comments from Local Residents

No representations were received from local residents.

Comments from Consultees

The Highways Engineers raised concerns in regard to access on to the site for delivery and construction purposes. In addition, they advised that the registered public footpath adjoining the site (No 68) should not be obstructed as a result of the proposed development. In response, the applicant has advised that access to the site will be available via Martins Road, which can be used by way of an agreement.

Following the submission of a Flood Risk Assessment and revised plans (received 8.11.13) the Environment Agency has withdrawn its objection in respect of the proposal.

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; to ensure a satisfactory standard of design; and to ensure a satisfactory standard of separation in respect of two storey development. In addition policies relating to flood attenuation measures are also relevant.

Planning History

The application site was formerly a mission hall until its conversion to residential use, granted in 1995. It is situated to the rear of Nos. 87/87A Beckenham Lane.

The following planning applications are considered relevant to this proposal.

No. 87D Beckenham Lane

05/02330/FULL6 - Ground and first floor extensions to front of building and side dormers to both flanks, alterations to elevations and conversion to residential dwelling - Permission granted on 08.09.2005

05/04510/FULL1 - Alterations to scheme permitted under ref. 05/02330 for ground and first floor extensions to front of building and side dormers to both flanks/alterations to elevations and conversion to residential dwelling comprising elevational alterations and repositioning of roof dormers - Permission granted on 08.02.2006

No. 87A Beckenham Lane

11/03185/FULL1 - First floor rear extension - Permission granted on 27.01.2012; development not implemented at time of site visit

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 matters relating to flood attenuation, due to the proximity of the River Ravensbourne.

The proposed extension would be built right up to the western boundary. Accordingly, it would not provide a 1m side space as required by Policy H9 of the Unitary Development Plan. However, attention is drawn to the fact that the proposal relates to a detached property situated behind the main frontage development of Beckenham Lane, therefore, whilst the minimum 1m side space would not be achieved, this would clearly not result in a terracing effect which is the purpose of Policy H9.

In general design terms, the proposed extension, although significantly altering the original proportions of the property, is considered to integrate adequately within the existing elevations. Additionally, the extension would not be readily visible from the public domain and consequently it would not impose any change within the surrounding streetscene. As such, the proposal is considered to satisfy the requirements of Policies BE1 and H8 of the UDP.

With regard to the impact upon the living conditions of the neighbouring residential occupiers, it is considered that given the size and siting of the proposed extension as well as the geographical orientation of the application property and its relation to the adjoining dwellinghouses, any potential loss of daylight/sunlight and prospect/outlook is likely to be resulted with regard to the occupiers of No. 87A Beckenham Lane. Whilst the ground floor of the property in question appears to be used for commercial purposes, the first floor is in residential use. Further, it is noted that planning consent has been granted for the first floor extension (11/03185/FULL1). On balance it is not considered that the amenities of that neighbouring residential property will be so adversely affected as to justify withholding the grant of planning permission.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents, nor impact detrimentally on the character of the area. In addition, proposed flood attenuation measures have been incorporated, to the Environment Agency's satisfaction.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/00805, 98/01296, 99/01012, 04/03577, 12/01547 and 12/03620, excluding exempt information.

as amended by documents received on 08.11.2013

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 |
| | ACC03R | Reason C03 |

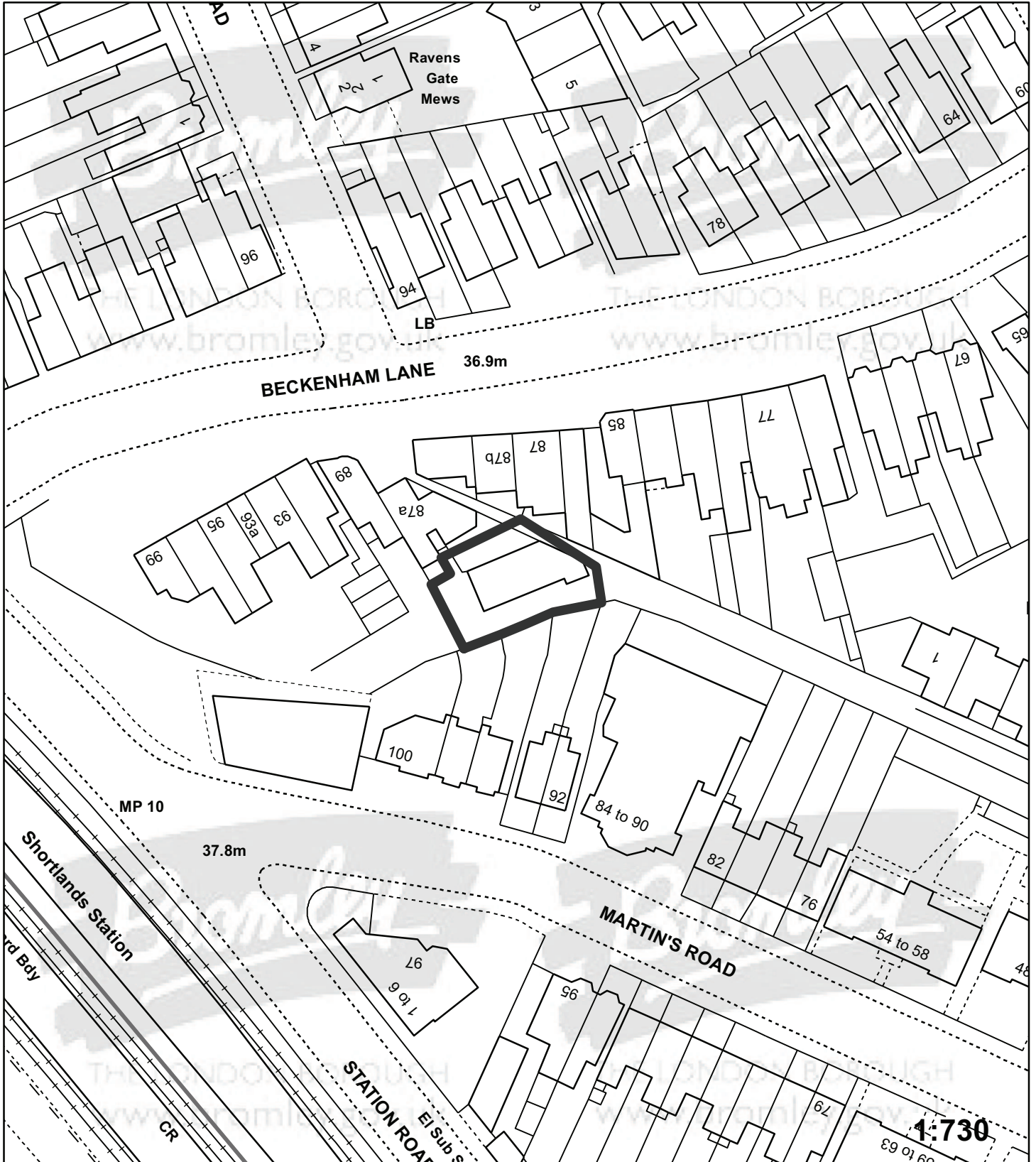
INFORMATIVE(S)

- 1 This planning permission does not entitle the applicant/contractor the right to obstruct the adjoining public right of way (Registered Public Footpath No 68).

Application:13/00431/FULL6

Address: Old Mission Hall 87D Beckenham Lane Bromley BR2 0DN

Proposal: Two storey side extension to include alterations to roof to provide habitable accommodation within roof space and front and rear dormers



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

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/02996/FULL1

Ward:
Darwin

Address : 115 Leaves Green Road Keston BR2
6DG

OS Grid Ref: E: 541561 N: 162187

Applicant : Mr & Mrs Keith Hopton

Objections : NO

Description of Development:

Demolition of existing dwelling and erection of single storey detached dwelling.

Key designations:

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

Proposal

The proposal consists of a replacement single storey dwelling with accommodation within the roof space.

The dwelling has a width of 9.3 metres, a depth of 10.8 metres and a height of 5.2 metres. A hipped roof is proposed with a small gable end to the rear elevation while a side space of 1between 1.67 metres and 1.33 metres is allowed for the southern boundary and between 1.47 metres and 1.24 metres to the northern boundary.

Location

The application site is located to the eastern edge of Leaves Green Road, just north of Leaves Green petrol station to the western edge, and consists of a single storey detached dwelling.

Neighbouring properties are predominately two storey in nature, although the adjoining property to the northern boundary, No.113, is of a similar design and scale as the application dwelling.

Comments from Local Residents

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

Comments from Consultees

No consultations were undertaken.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- G1 The Green Belt
- G5 Dwellings within the Green Belt or on Metropolitan Open Land
- T3 Parking

Supplementary Planning Guidance 1: General Design Principles
Supplementary Planning Guidance 2: Residential Design Guidance

London Plan policies:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 7.16: Green Belt

The Mayor's Supplementary Planning Guidance: Housing

The National Planning Policy Framework (the NPPF) is also of relevance, in particular Section 9 (Protecting Green Belt Land) and Section 7 (Requiring Good Design), and the above policies are considered to be in accordance with this framework.

Planning History

Two previous applications of relevance to the current proposal, which can be summarised as follows:

Application ref. 12/02856 was refused by Members in December 2012. This sought permission for the existing dwelling and the erection of a single storey 3 bedroom detached dwelling with accommodation in the roofspace and was refused on the following grounds:

"The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special

circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan.

The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundaries in respect of new residential development, in the absence of which the proposed dwelling would constitute a cramped form of development harmful to the amenities of neighbouring residents and contrary to Policy H9 of the Unitary Development Plan."

This decision was subsequently appealed and dismissed by the Inspector. The Inspector concluded that the proposal would be materially larger than the existing dwelling and would constitute inappropriate development within the Green Belt under paragraph 89 of the NPPF. In terms of openness and character, the Inspector found that the proposal only caused harm due to a lack of adequate side space, but fulfilled all other design criteria of the NPPF.

Members should note that the Inspector accorded the structural state of the existing dwelling and the replacement with a modern, larger house with high levels of energy efficiency 'significant weight'. 'Significant weight' was also attached to the larger level of development undertaken at Nos. 117 (a 75% increase in floorspace), No.109 and No.111.

The possible development that could be undertaken under permitted development was accorded 'some weight' as there were no plans demonstrating how this would actually be realistically implemented. On balance the Inspector concluded that these arguments did not outweigh the harm to the Green Belt by way of openness and inappropriate development.

Members refused planning permission for the increase in the roof height of the existing dwelling to form accommodation in roof space, a single storey rear extension and bay windows to front at Committee on 2nd August 2012 under application ref. 12/01250. The ground of refusal was:

"The site is located within the Green Belt and the proposal represents a disproportionate addition to the host dwelling resulting in a detrimental impact upon the amenities of neighbouring residents and character of the area and the Council sees no very special circumstances which might justify the grant of planning permission for such inappropriate development as an exception to Policies G1 and G4 of the Unitary Development Plan."

Members should be aware that neighbouring properties have had previously approved proposals that are relevant to this application and have previously been commented upon as having significant weight by the Inspector in the recent appeal decision:

- No.117 - The replacement of a detached bungalow with a 3 bedroom detached dwelling was permitted under application ref. 00/00384, this has been implemented. The former property had been previously extended and the replacement dwelling represented an increase of 32% over the existing

floor area and a 75% increase over the original floor area with a total floor area of 183 square metres.

- No.111 - The demolition of the existing bungalow and the erection of a detached 4 bedroom dwelling was permitted under application ref. 96/00813, this has been implemented. The officer's report for this application states that the principal for development in the area has been set by the replacement dwelling at No.109 in 1992 with subsequent extensions giving a footprint of 198 square metres and that the proposal at No.111 'is below this figure'.
- No.109 was granted permission under application ref. 90/00799 for a replacement 4 bedroom detached dwelling. This replaced a bungalow of 143 square metres with a house of 166 square metres. Subsequent permissions for a single storey side extension (ref. 02/01177) and a detached garage (ref. 06/03105) have given a total footprint of 198 square metres.

Conclusions

The main issues relating to the application are the effect that it would have on the character and openness of the Green Belt and the impact that it would have on the amenities of the occupants of surrounding residential properties. The previous refused applications are material consideration, primarily in relation the Inspector's comments.

Green Belt policy seeks to protect the openness within the Green Belt although this is not specifically defined, but can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site coverage. That is to say its physical effect on the application site rather than any visual or other impact on its surroundings.

Replacement dwellings within the Green Belt are considered acceptable under the Council's relevant policies and the National Planning Policy Framework (NPPF), provided they are not disproportionately large which under Policy G5 is ascertained as being above 10% of the original floor area

The existing property is of a similar scale and design to No.113 to the north, with No.113 being set further forward to Leaves Green Road. To the boundary No.113 has a single storey detached garage which offers a degree of screening to the northern flank elevation of No.115, although there are currently no boundary fences. Further to the north No.111 is a two storey dwelling permitted under application ref. 96/00813, the rear elevation of which is more in line with the existing front elevation of No.115.

A number of design changes have been implemented by the applicant in order to overcome the most recent refusal and the comments of the Inspector in dismissing the appeal. The side space has been increased to between 1.47 metres and 1.24 metres to the northern boundary and to between 1.67 metres and 1.33 metres to the southern boundary. A single storey rear extension is retained, however this has been reduced in height and the entire proposed roofspace no longer includes any

accommodation. It is not considered that the proposed roof design is capable of future conversion to habitable space.

The result of these changes is to significantly alter the amount of floorspace being proposed to 96.15 square metres against the previously refused 160.35 square metre replacement dwelling dismissed at appeal and the 119.5 square metre extended existing dwelling previously refused. Members should be aware that at the recent appeal the Inspector assessed the property in terms of the impact of its footprint as well floor area, commenting that the scheme would result in an 82% increase and must be seen within the context of the very small size of the existing dwelling. The current proposal would see an increase in footprint of 49%. In this instance, due to a lack of any roof accommodation, this figure also reflects the total increase in floor area to be considered under Policy G5 and paragraph 89 of the NPPF.

In terms of design the proposal is considered to represent a significant improvement over both refused schemes. The roof design has been reduced in height and the spatial standards would maintain those in place and increased over the refused replacement dwelling. The front building line would see no alteration, whilst to the rear the lower rear element would not project beyond the rear wall of No.117. In terms of amenity it is not considered that there would be any detrimental impact.

Notwithstanding the above, Members are asked to consider the replacement dwellings at No.109, No.111 and No. 117 that have seen the demolition of single storey bungalows and the erection of two storey detached dwellings with larger overall floor areas than the current proposal. These have in the past been considered not to be disproportionate in relation to the dwellings they replace, however the majority of these cases were determined some time ago and the Inspector accorded significant weight these developments.

The 49% increase in floor area is over the 10% stipulated within Policy G5 and may therefore be considered as a materially larger dwelling over the existing property and therefore constitutes inappropriate development. However, as also noted by the Inspector, such a figure is also reflective of the small scale of the existing property and this must be taken into consideration. Also of consideration is the replacement dwelling effectively being an extended form, to the rear, of the current building. The rear 'extension' has a depth of less than 4 metres and, although what can be achieved under permitted development is not binding upon the Council, the existing dwelling could achieve a similar footprint with an extension of the same size.

The proposal is of a smaller scale in both design and floor area and it is considered that the impact of the development upon the character of the Green Belt would be acceptable. The increase in spatial standards and the lowering of the roof height greatly improve the impact of the dwelling and it is not considered that the proposal would have a significantly greater impact upon the openness of the Green Belt than that present to the site. On this basis it is considered that the proposal overcomes the concerns raised by the Council previously and by the Inspector at paragraph 18 of his decision letter.

The arguments in favour and against remain finely balanced. The improvements in terms of design, scale and spatial standards result in an acceptable development within the site whilst the increase in floor area, the increased energy efficiency attained from the development as well as the previously approved development nearby and the possible level of extension under permitted development are considered to cumulatively result in very special circumstances that outweigh the harm to the Green Belt by definition. It is therefore considered that the proposal is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01250 and 12/02856, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 4 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In the interests of preventing an unacceptable overdevelopment of the site that would have a detrimental impact upon the character and openness of the Green Belt and in the interests of the amenities of neighbouring residents in accordance with Policies BE1, G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework.

INFORMATIVE(S)

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

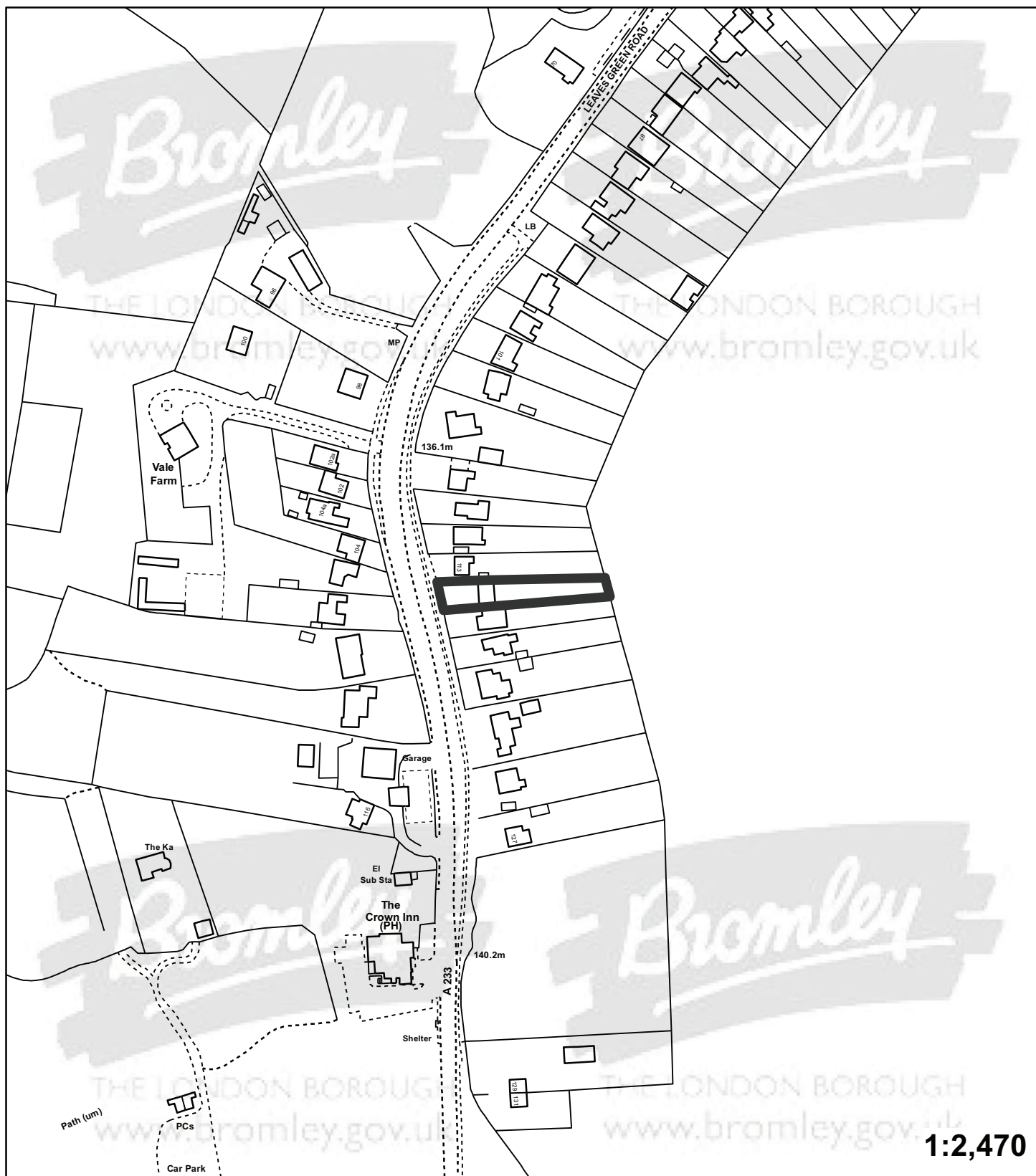
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/02996/FULL1

Address: 115 Leaves Green Road Keston BR2 6DG

Proposal: Demolition of existing dwelling and erection of single storey detached dwelling.



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

Page 43

© Crown copyright and database rights 2013. Ordnance Survey 100017661.

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/03082/FULL1

Ward:
Clock House

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

OS Grid Ref: E: 535607 N: 169419

Applicant : Parochial Church Council

Objections : YES

Description of Development:

Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a terrace of 3 dwellings fronting Ravenscroft Road with associated car parking spaces and cycle space.

Key designations:

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

Proposal

The application seeks permission for the following:

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

Location

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

Comments from Local Residents

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

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

The West Beckenham Residents Association state as follows:

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

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

Comments from Consultees

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

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

From a Drainage point of view this site appears to be suitable for an assessment to be made of its potential for a SUDS scheme to be developed for the disposal of surface water.

Standard Condition D06 and D02 should be added on any approval to this application.

There are no from a pollution point of view.

No significant trees would be affected by the proposal.

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

Planning Considerations

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

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

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

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

London Plan Housing Supplementary Planning Guidance

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

Planning History

There is no recent relevant planning history.

Conclusions

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

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

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

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

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

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

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

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

In terms of the impact on neighbouring residents of the new units the relationship appears reasonable.

Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

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

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

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first or second floor flank units hereby permitted, without the prior approval in writing of the Local Planning Authority.
ACI17R I17 reason (1 insert) BE1
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 5 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 6 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 7 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B or C of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.
ACI03R Reason I03
- 9 Details of the northern flank elevation to the units fronting Ravenscroft Road be submitted to and approved by the Local Planning Authority before the development hereby permitted is for commenced and carried out in accordance with the approved details.
ACI17R I17 reason (1 insert) BE1

INFORMATIVE(S)

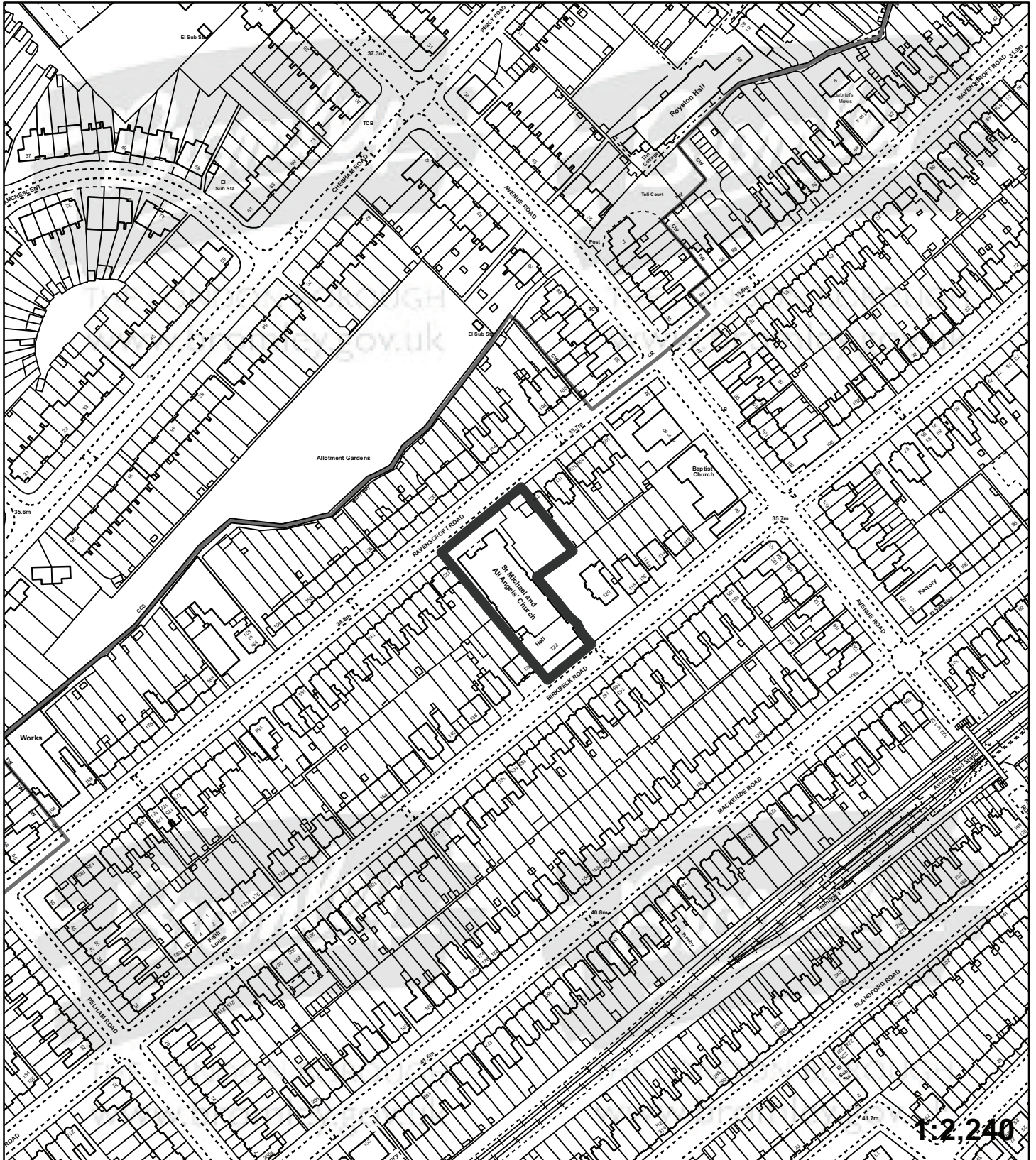
- 1 You should seek the advice of the Trees and Woodland Team at the Civic Centre on 020 8313 4471 or e-mail: trees@bromley.gov.uk regarding removal and replacement of the street tree affected by the access.

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

Application:13/03082/FULL1

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

Proposal: Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a terrace of 3 dwellings fronting



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

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/03158/FULL1

Ward:
Penge And Cator

Address : 12 Percy Road Penge London SE20 7QJ

OS Grid Ref: E: 535620 N: 169680

Applicant : Mr Beven Stephenson

Objections : YES

Description of Development:

Single storey side and rear extension to form nursery for 3-5 year olds (use class D1)

Key designations:

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

Proposal

The proposal is for a single storey side and rear extension to form a nursery for 3-5 year olds (use class D1).

The extension will be 4.1m wide and 12.3m deep, extending 2.35m beyond the rear elevation. A pitched roof is proposed with an eaves height of 2.75m and an overall ridge height of 4.4m, incorporating two rooflights. The extension will create around 47m² of additional floorspace incorporating the 'nursery' space, WC facilities and kitchen.

The nursery will be in operation from 8.00am to 6.00pm, Monday to Friday. A maximum of 12 children will be on site, along with a maximum of 3 full-time staff.

Location

The application property is an end-of-terrace property in Percy Road, Penge. The area is predominantly residential in nature.

Comments from Local Residents

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

- an objection was received from the Royston Estate Residents Association stating that noise levels of children playing outside would negatively impact the adjoining six or seven gardens
- existing parking arrangements are on the pavement which would be a danger to pedestrians and pushchairs
- parents dropping off and picking up would block the road
- increased traffic
- the area is not short of nurseries
- the area is already a 'rat-run' for cars trying to avoid the Penge High Street/Green Lane junctions
- No.12 is too close to the junction of Clevedon Road and Percy Road
- one drop off/pick up space is insufficient, cars will simply stop in the road
- there are already problems at the intersection of Westbury Rd and Percy Rd would be exacerbated by parents picking up and dropping off children
- increased noise pollution
- the normally quiet area would be negatively affected by increased noise from children and traffic

Comments from Consultees

The Councils Technical Highways department have inspected the file and requested additional information.

Environmental Health (pollution) - the application was considered and, on balance, no objections were raised.

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

The Bromley Early Years Team has inspected the file and fully supports the application.

Planning Considerations

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

BE1 Design of New Development
 T1 Transport Demand
 T18 Road Safety
 EMP8 Use of Part of a Dwelling For Business Purposes
 C1 Community Facilities
 C7 Educational and Pre-School Facilities
 ER8 Noise

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

London Plan policy 3.18 Educational Facilities

The Council's adopted SPG guidance is also a consideration

Planning History

In terms of planning history at the site, in 2000, under ref. 00/01961, an application for a two storey side extension was refused. The reasons for this refusal are set out in the decision notice as:

"The proposed two storey side extension would, by reason of its size and close proximity to the flank boundary constitute a cramped form of development, out of character with the street scene and harmful to the residential amenities of nearby properties in Westbury Road by reason of loss of daylight and outlook, thereby contrary to Policies H.3, H.5 and E.1 of the Unitary Development Plan.

The proposed two storey side extension would be capable of being severed to form a separate dwelling unit which would result in an undesirable overdevelopment of the site, prejudicial to the amenities of nearby properties and contrary to Policy H.4 of the Unitary Development Plan".

A further application the same year (under ref. 00/01964) for a two storey side extension was withdrawn by the applicants prior to the application being determined.

Conclusions

The main issues relating to this application are the appropriateness of the creation of a D1 use in this location; the impact of the proposal on the amenities of the occupiers of surrounding residential properties, and the potential impacts on traffic generation, car parking and highway safety.

The proposal will result in the creation of a pre-school facility in a residential location; the applicants consider that the site is easily accessible by means of transport other than the private car. Policy C7 identifies that pre-school facilities can often be provided in residential properties, providing that neighbouring amenities are not unduly affected.

In terms of the visual impact of the extension on the streetscene, the proposal will replace an existing garage, and the design of the pitched roof will match the existing property. The eaves are set at 2.75m and the roof has been pitched away from the side boundary and the rear of the properties in Westbury Road to the east. In terms of visual impact, the extension is considered to be acceptable.

The applicant has stated that the host property will remain as a dwelling and the nursery will be operated by the occupants. Policy EMP8 states that the use of part of a dwelling for business purposes will be permitted where the business use is secondary to the main residential use, does not generate an unacceptable level of

additional vehicular or pedestrian traffic, and does not result in an unacceptable impact by way of noise or other inconvenience.

The nursery use would be contained within the proposed extension, it is considered that the proposal would be subordinate to the main residential use of the main house, in line with (i) of Policy EMP8.

The applicant has submitted that the site is located close to alternative public transport links. However, given the difficulties of travelling on buses and trains with young children at busy times, it is considered likely that most children would be brought to the nursery by car. Further evidence as to the travel patterns of potential customers has been submitted by the applicants based on a survey of a nearby nursery. This indicates that, based on the applicants own research, around 20 of the 24 children at that nursery (around 83%) are anticipated to be dropped off and collected by car. It is certainly considered that the primary mode of transport used to drop off and collect pre-school children would be by car.

The applicant has stated that the space to the front of the existing garage would be retained for 'drop-off purposes'. Additional information received from the applicants on 22nd October 2013 indicated that the applicants are in discussion with the owners of the Royston Club to the rear of the property regarding the use of that club's car park for 'pick-ups and drop-offs' "if there is no parking available in Percy Road". Written confirmation of this arrangement was received on 27th November, signed by the club secretary. Whilst the Council's Highways team note that this arrangement may be acceptable in principle, it should be noted that the car park sits outside of the application site and any agreement could not be controlled or indeed enforced by the Council, meaning that such an agreement is not able to be secured by way of planning condition.

Notwithstanding the above, there would likely be a number of comings and goings throughout the day, especially if children are to be placed in the nursery on a part-time basis. There is concern that staff associated with the use would also be arriving and departing outside of the hours of operation stated by the applicant. The applicant has responded to these concerns stating that the three proposed full time staff will all reside at the property, and one lunchtime supervisor would walk to the premises. This, again, is difficult if not impossible for the Council to suitably control.

Regard must be had for the impact of the proposal in terms of possible noise and disturbance arising from the proposed use, as well as the impact on the surrounding highway network. A number of letters of objection have been received from local residents, voicing a number of concerns. These primarily relate to the overall impact of the nursery in terms of unavoidable noise (particularly as the rear garden would be used for play times); the fact that the use would be within a residential area; and the impact of the increased traffic and parking from the general comings and goings of a day nursery.

Comments from the Council's Environmental Health department raise no in principle objection to the proposal, although note that the proposed number of children set on registration would be quite small. Should the level of children cared

for at the site become unviable, and a further application be received to use more (or all) of the main house for commercial use in such a residential area, this would likely be deemed unacceptable.

The noise that is to be expected of young children, particularly when playing outside, is considered to result in a harmful effect on the amenity of the rooms and the rear gardens of neighbouring properties in Percy Road, and particularly those of No's 9-17 Westbury Road. The concerns raised by the residents of surrounding properties are noted,

Given that the potential car parking arrangements would be outside of the application site, and the unavoidable noise and other associated inconveniences that come with a use as proposed, it is considered that the application fails to comply with Policy EMP8 (ii) and (iii), and also the intentions of Policy BE1 in respect of the protection of neighbouring amenity.

The proposed extension would create around 47m² of additional floorspace incorporating the 'nursery' space, WC facilities and kitchen. The applicant has stated that a maximum of 12 children and 3 staff members would be accommodated in the space created. This is considered to be an overly intensive use of a relatively modest space, when weighed against how it is planned to be used.

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

Having had regard to the above it was considered that the proposed use of the extension as a children's day nursery is unacceptable in that it would result in a significant loss of amenity to local residents, impacting detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03158 excluding exempt information.

As amended by documents received on 22.10.2013 27.11.2013

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension to provide accommodation for use as a children's day nursery would result in an over-intensive use of this residential property and involve the introduction of a commercial use which would be out of character with the area, detrimental to the amenities that the occupiers of the surrounding residential properties might reasonably be able to expect to continue to enjoy by reason of increased noise, disturbance and additional

traffic movements associated with the use, therefore contrary to Policies BE1, EMP8, C7, T3 and T18 of the Unitary Development Plan.

Application:13/03158/FULL1

Address: 12 Percy Road Penge London SE20 7QJ

Proposal: Single storey side and rear extension to form nursery for 3-5 year olds (use class D1)



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

This page is left intentionally blank

SECTION '2' – Applications meriting special consideration

Application No : 13/03276/FULL1

Ward:
Bromley Common And
Keston

Address : 43 Chatterton Road Bromley BR2 9QQ

OS Grid Ref: E: 541750 N: 167882

Applicant : Mr Peter Baguley

Objections : YES

Description of Development:

Part one/two storey front/side and rear extension with roof alterations to create additional A1 retail space at ground level with working bakery to rear (use class B1(c)), and provide 2 x residential units (1 x one bedroom flat and 1 x split level one/two bedroom flats) including accommodation in the roofspace.

Key designations:

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

Proposal

The proposal is for a part one/two storey front/side and rear extension with roof alterations to create additional retail space (use class A1) at ground level, and provide 2 x residential units (1 x one bedroom unit at first floor level and 1 x split level one/two bedroom flat at first floor level, including accommodation in the roofspace).

The proposal includes the re-instatement of the large space to the rear of the existing shop as a working bakery (use class B1(c)) to produce the goods to be sold at the site, whilst some goods will be sold off-site at other branches. The proposal would result in 4 full time and 4 part time staff, with the retail unit opening hours proposed to be 06.00 to 17.30, Monday to Saturday. The bakery unit to the rear is proposed to operate from 19.00 to 07.00 Monday to Friday and Sundays, but will not operate on Saturdays.

Additional documentation including details of the proposed ventilation system and a detailed noise assessment was received on 21st and 25th November 2013.

Location

The application site is a prominent corner retail unit located at the junction of Chatterton Road and Walpole Road, Bromley. The area is known as locally as Chatterton Village and has the sense of a local commercial centre that serves the immediate retail needs of the surrounding properties.

The site is currently occupied by a retail bakery, with ancillary space at first floor level.

Comments from Local Residents

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

- by extending the frontage of No.43, the frontage of No.45 would be in a recess which would have an impact on lighting and lighting, also increasing the security risk at the property at night time.
- the development would disrupt the lives of vulnerable people residing at No.45
- the proposal would block the light and view of the street from No.45
- concerns that the lack of parking could put stress on the highway network
- the use is considered to change from A1 to A3 which is not correctly described in the application
- reassurance is required around the potential for any noise or noxious smells
- the increase in employment at the site is supported
- clarification as to the use of the new unit to be created is required
- the proximity of the Chatterton Arms with its outside seating area, as well as the Shampan and the betting office would result in increased attraction for outside activities in the area at night

Comments from Consultees

Highways - no objection is raised subject to planning conditions.

Cleansing - no comments received.

Drainage - The applicant is required to use SUDS system to contain surface water run-off from the new extension.

Thames Water - On the basis of the information provided, Thames Water do not raise any objection.

Environmental Health (pollution) - further information was requested (and received on 21st November 2013) in the form of a detailed Noise Assessment and details of the proposed ventilation ductwork. Subject to conditions around noise, ventilation and delivery times, no objection is raised.

Environmental Health (housing) - no comments received.

Planning Considerations

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

- BE1 Design of New Development
- BE19 Shopfronts
- BE21 Control of Advertisements, Hoardings and Signs
- H1 Housing Supply
- H7 Housing Density and Design
- H11 Residential Conversions
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S7 Retail and Leisure Development
- ER8 Noise Pollution
- EMP6 Development Outside Business Areas
- T3 Parking
- T18 Road Safety

London Plan policies:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Developments (inc. Table 3.3 Minimum space standards for new development)
- 4.7 Retail and Town Centre Development

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

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

- SPG No.1 - General Design Principles
- SPG No.2 - Residential Design Guidance

Planning History

In 2012, under ref. 12/03245, a Certificate of Lawfulness for a proposed development to intensify the use of the site to enable production of bakery goods up to 24 hours a day was withdrawn by the applicants.

Conclusions

The main issues relating to the application are the creation of additional retail space, the creation of new residential units, and the effect that the use of part of the site as a working bakery would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The potential impact on the highway network and road safety is also a consideration.

The application site currently comprises a relatively small retail unit to the front (currently occupied by The Village Bakery) with a large area to the rear currently

used as storage for the retail unit to the front. It is understood that historically this larger area housed the plant required for the unit to operate as a 'working' bakery, producing the goods that were sold at the site. The plan is to 'reinstate' this space to the rear as a working bakery to serve the proposed new retail unit, and to sever the current retail unit from this area to the rear. The smaller unit would then be let separately. The space to the rear would then be considered to fall with use class B1(c) (light industry), as it will be used for the purpose of producing goods to be sold and would involve the use of plant and machinery.

New retail unit

In general terms, the creation of additional retail space and the subsequent employment benefits is consistent with the general principles set out in the NPPF, with sustainable economic growth at the heart of much of the recent guidance issued by central Government. The site occupies a prominent corner plot, with two of the three nearby corner plots filled with similar single storey development at ground floor level. Immediately opposite the site to the north is the Chatterton Arms Public House, with the majority of Chatterton Road occupied by established commercial units adjacent to two storey residential development in the surrounding roads.

The current site is an odd form in comparison to the surrounding corner development.

The proposal would create a new retail unit in a highly visible and prominent corner location within the area and would effectively 're-balance' the existing arrangement by creating a development that mirrors (at ground level) the retail development seen opposite the site in the form of the pharmacy and 'Shampan 2' restaurant.

The site is currently occupied by a bakery (use class A1), and the proposed new unit would be a larger retail bakery/bakers shop selling goods that are produced on site. The resulting unit is therefore considered to be within the scope of use class A1, rather than A3.

The concerns of the occupant of the upper parts of No.45 in respect of the proposed 'bringing forward' of the front building line of No.43 are noted, however, the host site and the frontage of No.45 are set back from the general line of shop frontages in the street. The design of the new shop front is considered appropriate in that it will follow the general pattern of ground floor development seen in the immediate area. The alignment of the proposed first floor in relation to the first floor of No.45 would maintain the existing relationship. Given the orientation of No.45 to the south of the site, any impact on daylight to the front windows, particularly at first floor level, is considered to be minimal.

New residential units

The proposal also includes the provision of two residential units in the upper parts of the building. In general terms, the provision of residential units above shops is broadly supported, as people living in an area with retail activity can help to add to

the vitality and vibrancy of that area. The proposal includes provision of a new pedestrian access from Walpole Road, which is considered acceptable in principle.

The proposal would increase the side projection at first floor level by around 2.4m, and the rear projection by around 3.3m to the rear; this would take the extension in line with the rear projection seen at the adjoining property to the south, with the resulting relationship between these properties considered to be acceptable. New windows are proposed at first floor level in the northern side elevation, however, given the commercial nature of the public house towards which these windows would face, any potential overlooking or loss of privacy issues arising from the provision of these windows is not considered sufficient to warrant refusal of planning permission on this basis. There would remain a significant separation from the nearest residential properties on Walpole Road, and the impact of these new units at first floor level are unlikely to have a detrimental impact on the outlook and amenity of these properties. The new units would be 1 bedroom/1 person unit with a GIA of 43m², and a split level 2 bedrooms/3 person unit with a GIA of 84m². The units have been well laid out and, in terms of size, accord with the minimum space standards set out in the London Plan (2011) and Annexe 4 of the Mayors' Housing SPG.

The plans do not provide any off-street parking spaces for the proposed units; however the applicants have submitted a parking report as part of the application. This report concludes that the immediate area has sufficient parking availability, and that the additional residential units created would not result in unacceptable pressure on the surrounding network. The Council's Technical Highways department have inspected the file and note that the site is within an area with a low PTAL rate of 2, and is also within the Bromley Town Controlled Parking Zone (CPZ).

On balance, given the scale of the development, no objection is raised subject to conditions relating to bicycle parking spaces and restrictions in respect of applications by future occupiers of the development for residents parking permits.

Creation of working bakery (use class B1(c))

In respect of the working bakery to the rear of the proposed new retail unit, the applicant has submitted documentation to show that the space to the rear of the current retail unit has been used as a working bakery at the site since around 1993, producing the goods that were sold on site up to around April 2013. Notwithstanding this, regard must be had for the impact that the intensification of commercial activity at the rear of the site could be in terms of increased activity such as deliveries, noise from machinery and other associated impacts arising from a more 'commercial' activity than is currently carried out at the rear of the shop. The bakery is proposed to be operational through the night (19.00 to 07.00) Monday to Friday and Sundays, but will not be operational on Saturdays.

It is noted that the site is in close proximity to residential properties, particularly those in Walpole Road. However, the relationship between these properties has been the case for some time. Members will recognise that in areas where commercial activity meets residential development there is always the potential for

conflict. The application site sits within an established commercial parade, with all the local commercial units positioned in close proximity to nearby residential dwellings.

The Councils Environmental health department have considered the application, and initially requested further information relating to external extraction plant noise and noise breakout from potential internal noise at the site. The applicant subsequently submitted a detailed noise assessment and it is considered that the proposed ventilation system can be specified to achieve a level that avoids any overall increase in background noise levels. Subject to suitable planning conditions to cover noise levels and the technical specification of the proposed ductwork and equipment, no objection is raised from an Environmental Health perspective.

Given the nature of the surrounding area, the issue of deliveries is a significant factor in determining noise impact. Any deliveries or servicing outside of standard hours would be unacceptable, and as such a suitable planning condition restricting delivery times is considered reasonable and necessary to prevent loss of amenity locally.

In terms of design, the proposal would replace the current pitched roof at the rear of the unit with a new flat roof, reducing the overall height of the element closest to the residential units in Walpole Road from 4.5m to 3.8m. Minor elevational alterations are also proposed in order to create a goods entrance in the side elevation. The overall bulk of the building will be reduced, and the general footprint of this part of the building will remain the same. A Statutory Declaration has been submitted to accompany the planning application setting out that the site has been used as a bakery for a considerable length of time. The applicants have stated that internal layout of the bakery has been designed to reduce any noise impact at surrounding properties, with a ceiling partition proposed between the bakery and the residential units proposed for upstairs. The Councils Environmental Health team consider that the proposed partition meets the required standards.

Given the information set out above, it is considered that, subject to conditions, the use as proposed would not result in an unacceptable impact on the amenities of surrounding residential properties, given the context and history of the site itself.

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

On balance, and having had regard to the above it was considered that the creation of a new retail unit and additional residential development at the site is acceptable, and would accord with the relevant policy considerations. The reinstatement of the use of the rear of the site as a working bakery is not considered to result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03276, excluding exempt information.

as amended by documents received on 21.11.2013 25.11.2013

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 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 4 ACH22 Bicycle Parking
ACH22R Reason H22
- 5 ACH33 Car Free Housing
ACH33R Reason H33
- 6 ACJ10 Ventilation system for restaurant/take-a
ACJ10R J10 reason
- 7 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 8 The unit to the rear of No.43 Chatterton Road shall be used as a bakery (use class B1(c)) only and for no other use falling within use class B1 without the prior approval of the Local Planning Authority.
Reason: To safeguard the residential amenities of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 and EMP6 of the Unitary Development Plan.
- 9 The measured noise level resulting from on-site operations and extractionplant at the application site in terms of L(A)eq (5 minute) shall not exceed the existing minimum L(A)90 at any time when measured 1 metre from the façade of any noise sensitive receptor.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.
- 10 A noise risk assessment and management plan shall be submitted to the Local Planning Authority for approval prior to the use commencing. Any suggested mitigations or actions detailed in the plan shall be implemented in full and permanently maintained thereafter.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.
- 11 There shall be no deliveries to or from the premises except within the hours of 7am to 10pm on Mondays to Fridays, 8am-6pm on Saturdays and 9am to 5pm on Sundays and Public Holidays.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.

INFORMATIVE(S)

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

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

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

- 2 In order to check that the proposed storm water system meets the Council's requirements, the following information should be provided:
 - o A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - o Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - o Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change
- 3 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
- 4 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

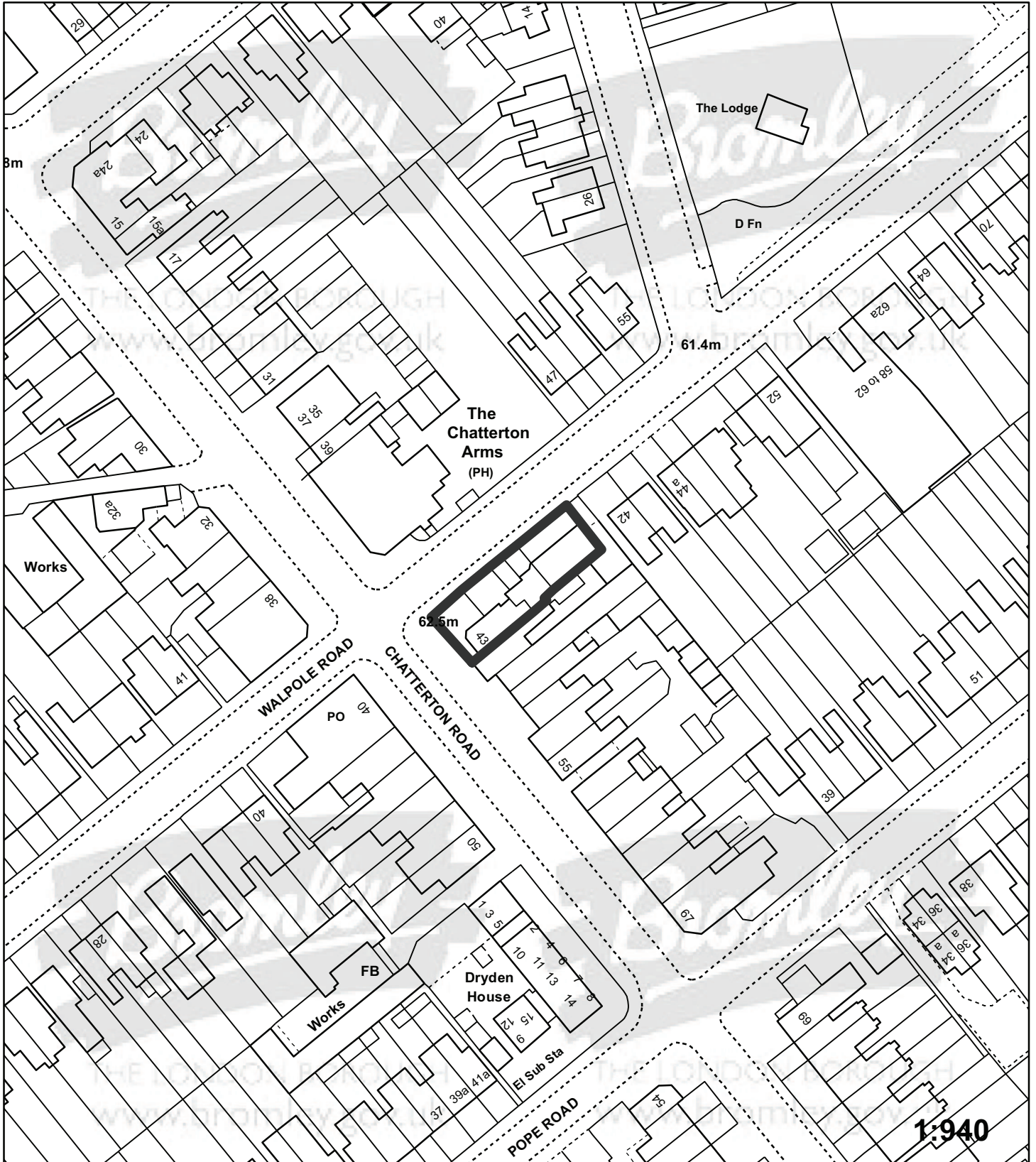
They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

Application:13/03276/FULL1

Address: 43 Chatterton Road Bromley BR2 9QQ

Proposal: Part one/two storey front/side and rear extension with roof alterations to create additional A1 retail space at ground level with working bakery to rear (use class B1(c)), and provide 2 x residential units (1 x one bedroom flat and 1 x split level one/two bedroom flats) including



"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 : 13/02288/FULL6

Ward:
Cray Valley East

Address : 6 Cambray Road Orpington BR6 0EE

OS Grid Ref: E: 545943 N: 166892

Applicant : Mr And Mrs Soar

Objections : YES

Description of Development:

Single storey front/side and first floor rear extension

Key designations:

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

Proposal

It is proposed to add a single storey front/side extension for use as a study and utility room to the southern side of this dwelling which would be set back slightly from the southern flank boundary with No.4, and would project forward in line with the existing front bay window to the lounge. It would have a pitched roof with an eaves level of 2.5m and a height to the roof apex of 3.9m.

It is also proposed to add a first floor rear extension over the existing kitchen/dining room (granted in 1997 under ref. 97/00703) which would project 3m to the rear, and would have a pitched roof to match the existing. A higher pitched roof would also be constructed over the existing first floor side extension adjacent to No.4 which was granted permission in 2005 (under ref. 05/02516), and again would match the existing roof.

Location

This two storey detached property is located on the eastern side of Cambray Road, and backs onto the rear garden of No.11 Nursery Close. The site is bounded to the south by a detached two storey dwelling at No.4 which was built about 10 years ago, and to the north by a detached bungalow at No.8.

Cambray Road rises up towards the south therefore No.4 is set at a slightly higher level, whilst the bungalow at No.8 is slightly lower.

Comments from Local Residents

Letters of objection have been received from nearby residents whose main concerns are summarised as follows:

- inadequate side space between first floor extension and side boundary with No.4, thereby contrary to side space policy
- loss of light through side kitchen door at No.4 resulting from first floor extension - already reduced due to first floor extension previously granted
- adverse visual impact when standing on the side decking at No.4
- proposed side door in existing flank wall of dwelling would result in loss of privacy to No.4 (planning permission is not required for this)
- overdominant impact on bungalow at No.8, exacerbated by difference in levels
- reduction in gap between dwellings
- loss of greenery
- loss of light to No.8.

Planning Considerations

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

H8 Residential Extensions
H9 Side Space
BE1 Design of New Development

Planning History

Permission was granted in 1997 (ref. 97/00703) for a single storey rear extension.

Permission was granted in 2005 (ref. 05/02516) for single storey and first floor side extensions. Only the first floor side extension has been built, however, permission for the single storey side extension remains valid.

An application for the change of use of the property to a day nursery (Class D1) is currently under consideration under ref.13/02709.

Conclusions

The main issues in this case are the impact of the proposed extensions on the character and spatial standards of the surrounding area, and on the amenities of neighbouring properties.

The proposed single storey front/side extension is similar to the extension granted under ref. 05/02516 (which is still extant) but would extend approximately 0.5m closer to the side boundary with No.4, and would have a higher sloping roof design (rather than a monopitch roof). The extension would sit to the north of No.4, and would be at a lower level than the adjoining property. It is not, therefore, considered to have a detrimental impact on the character and appearance of the surrounding area nor on the amenities of the neighbouring property.

The proposed first floor rear extension would be located behind the existing first floor rear extension which was granted permission under ref. 05/02516 with a requirement that it be set back 1m from the side boundary. Although there is some dispute as to whether the existing or proposed first floor extensions would achieve a 1m separation from the side boundary (the applicant states that there is a 1.1m separation), the proposed extension currently under consideration would not project any further to the side of the existing extension, and would not, therefore, have any additional visual impact on the character and spatial standards of the surrounding area. The addition of a higher pitched roof over the existing and proposed extensions would blend with the main roof, and would not appear bulky nor overdominant within the street scene.

With regard to the impact of the first floor rear extension on the amenities of neighbouring properties, the adjacent dwelling at No.4 currently extends further to the rear at two storey level than No.6, and has a high level of tree and shrub screening along the boundary. The extension may result in some loss of daylight to side kitchen doors at No.4, but this room also has a rear-facing window, therefore, the impact is not considered sufficient to warrant a refusal of planning permission.

The adjacent bungalow at No.8 is set at a lower level than No.6, and although the proposed first floor extension would extend across the full width of the dwelling, it would be set back approximately 3m from the side boundary with No.8, and the rearward projection is not considered to be excessive.

The proposals are not, therefore, considered to have a detrimental impact on the character and spatial standards of the area or on the amenities of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 97/00703, 05/02516, 13/02288 and 13/02709, 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 | ACI13
ACI13R | No windows (2 inserts) flank extensions
I13 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:13/02288/FULL6

Address: 6 Cambray Road Orpington BR6 0EE

Proposal: Single storey front/side and first floor 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"

Agenda Item 4.9

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

Application No : 13/02659/FULL6

Ward:
Chislehurst

Address : 6 Westhurst Drive Chislehurst BR7 6HT

OS Grid Ref: E: 543855 N: 171413

Applicant : Mr Dennis Aherne

Objections : YES

Description of Development:

Raised decking, steps and balustrade to rear and to change position of solar panels on first floor rear elevation

Key designations:

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

Proposal

- Solar panels were fitted to the roof and rear elevation of the building under permitted development;
- they are currently fitted flush to the wall;
- the applicants now wish to elevate the panels to their optimum positioning to maximise their effectiveness;
- raised decking, steps and balustrade to the existing rear extension are also proposed.

Location

- The application site comprises of a two storey semi-detached property;
- the property has previously been extended at two storeys to the rear under application ref. 05/02552;
- the approved drawings did not include any means by which to conveniently access the garden from the rear of the extension, as the garden is on a much lower level to the floor level of the extension;
- there are currently some temporary steps in place.

Comments from Local Residents

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

- repositioning of solar panels will result in them becoming very prominent;
- adversely impact visual amenity of neighbourhood;
- proposed raised decking represents a significant increase to the existing area;
- proposal would present a considerable opportunity for overlooking the adjoining property resulting in loss of privacy, noise and disturbance.

Planning Considerations

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

UDP:

BE1 Design of New Development
H8 Residential Extensions

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan:

5.3 Sustainable Design and Construction

Planning History

Two planning applications were refused for a part one/two storey rear extension dating back to 2001 and 2005 respectively. A subsequent application for a part one/two storey rear extension was then approved in 2005 under ref. 05/02552 and has been built.

Conclusions

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

The proposed decking would be raised a maximum of 1m above garden level and would stretch almost the full width of the rear of the building. With regard to potential overlooking from the decking to neighbouring sites, there is a 1.8m boundary wall on the party boundary with the adjoining semi-detached property, No.4, as well as substantial shrub planting which currently shields the neighbouring site from view. However, a condition requiring boundary screening to be implemented on the western boundary of the decking is recommended in order to protect the privacy and amenities of the adjoining neighbours.

With regard to the impact on the amenities of the occupiers of No.8, to the south-east, this neighbouring property is angled away from the application property and there is substantial separation between the two buildings. As such, no unduly harmful overlooking into No.8 is likely to result from the decking.

The solar panels, which are currently fitted flush to the rear elevation, require planning permission if they are to project more than 200mm from the wall surface. The property is located on a fairly prominent corner site and raising the angle of the solar panels at the rear would result in them being partially visible from the street scene. However, it is not likely to result in a significantly detrimental visual impact nor is it likely to significantly impact on the amenities of occupiers of nearby buildings. Furthermore, Policy BE1 of the UDP supports "measures that achieve sustainable design and construction methods including, where appropriate, energy generated by on-site renewable development".

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 or character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02659 and 05/02552, excluding exempt information.

as amended by documents received on 26.09.2013 01.11.2013

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

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

- 4 Details of the means of privacy screening for the western side of the decking shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

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

Application:13/02659/FULL6

Address: 6 Westhurst Drive Chislehurst BR7 6HT

Proposal: Raised decking, steps and balustrade to rear and to change position of solar panels on first floor rear elevation



"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 : 13/02721/FULL6

Ward:
Bickley

Address : Broadway 10 Westleigh Drive Bromley
BR1 2PN

OS Grid Ref: E: 542223 N: 169593

Applicant : Mr Abdi Shadomlo

Objections : YES

Description of Development:

First floor side and rear extension, front porch, pitched roof to existing garage and elevational alterations

Key designations:

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

Proposal

- The proposed front extension will be constructed on top of the existing garage and will provide a sloped roof. The first floor side extension will have a sloped roof and will be lower than the roof of the main house, providing additional bedrooms. Both extensions will retain a 1m side space to the flank boundaries of the site.
- The proposed front porch will have a pitched roof with a maximum height of 3.2m, sited adjacent to the projecting front garage.
- The proposal includes elevational alterations and the provision of a false pitch to the existing flat roofed garage to the front of the house.

Location

The property is located on the northern side of Westleigh Drive. The site currently comprises detached two storey dwelling that has been extended to the rear. The area is characterised by similar detached houses set within spacious plots.

Comments from Local Residents

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

- loss of light and outlook
- overdevelopment
- impact on the character of the area

Comments from Consultees

None.

Planning Considerations

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

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

Planning History

Planning permission was granted under ref. 02/03820 for a single storey rear extension for conservatory.

Planning permission was granted under ref. 07/00543 for a single storey front and rear extensions/canopy over existing swimming pool and attached single storey changing/sauna room.

Planning permission was granted under ref. 07/03493 for a single storey front and rear extensions/canopy over existing swimming pool and single storey detached building along north eastern property boundary for sauna/gym and changing room (Amendment to permission under ref. 07/00543 to incorporate relocation of sauna room).

Conclusions

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

The dwelling is sited further to the rear than the neighbouring property at Woodlands (No. 8). As a result, the proposed front extension would not project to the front of this neighbouring house and would not appear intrusive within the street scene.

The proposal also includes a widened first floor front extension that will provide a front Juliet balcony and additional first floor accommodation. This will all be sited so that it is not in advance of the building line and is considered acceptable. The proposed side extension consolidates the shape of the house and the side

extension would complement the house's original features and would not dominate it or impact on the character of the wider area.

The dwelling currently possesses little side space to either flank boundary. The proposed front extension would not erode the space that exists, and the proposed side extension is considered to respect the spatial standards of the road as a 1m side space would be retained to both flank boundaries.

The property to the north east at No. 8 possesses two first floor side windows that would be affected by the proposal. These windows will suffer a loss of light in the late afternoons. They are high level windows and the rooms they serve possess front and rear windows respectively which would act as other sources of light and outlook. In any case the proposal would not impact severely as these windows are separated from the proposed flank wall and the bulk will be minimised with a proposed sloping roof that slopes away from No. 8. The ground floor side study window would also be affected, however this window already experiences an outlook onto the flank wall of Broadway and this outlook would not be significantly altered due to the canopy outside this window. The canopy also separates this window from the flank boundary of the site. The existing view above the flat roofed garage would be lost from the side passage at No. 8 however the view from the study window would not be significantly affected. In any case, the loss of the view alone cannot be considered harmful to amenities without a significant loss of outlook or visual impact. In this case, although some evening sunlight may be lost, the relationship is considered acceptable.

There is a similar situation at No. 12, where there is a side window which would be affected by the side extension. This window serves a room which possesses a larger rear window and therefore the loss of outlook is considered acceptable as this room benefits from multiple sources of light and outlook. The proposed side extension would be modest in bulk with a low, sloped roof and this would not be considered harmful to the outlook from this window.

An amended first floor plan has been submitted dated 31/10/13 which indicates a correction to the first floor proposed fenestration to the front elevation.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 02/03820, 07/00543, 07/03493 and 13/02721, excluding exempt information.

as amended by documents received on 31.10.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

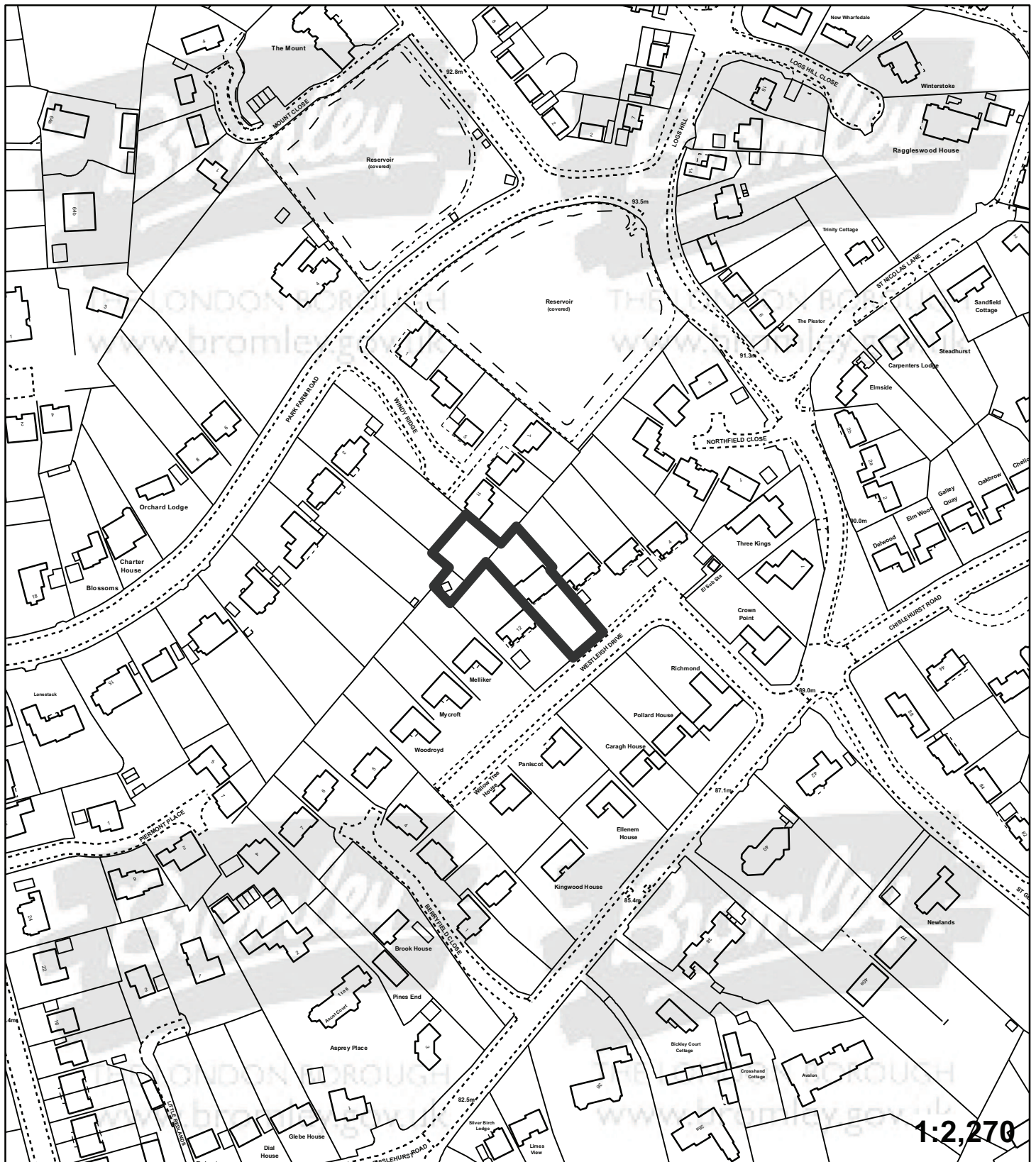
- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACI09 | Side space (1 metre) (1 insert) south western and north eastern |
| | ACI09R | Reason I09 |
| 4 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevation |
| | ACI12R | I12 reason (1 insert) BE1 |
| 5 | ACI17 | No additional windows (2 inserts) flank extension |
| | ACI17R | I17 reason (1 insert) BE1 |
| 6 | ACK01 | Compliance with submitted plan |

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

Application:13/02721/FULL6

Address: Broadway 10 Westleigh Drive Bromley BR1 2PN

Proposal: First floor side and rear extension, front porch, pitched roof to existing garage 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"

This page is left intentionally blank

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

Application No : 13/03020/FULL6

Ward:
Plaistow And Sundridge

Address : 70 Park Road Bromley BR1 3HP

OS Grid Ref: E: 540874 N: 169697

Applicant : Mr James Gore

Objections : YES

Description of Development:

Two storey rear extension

Key designations:

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

Proposal

The application seeks to erect a two storey rear extension at lower and upper ground floor levels. This would involve the removal of an existing lower ground floor projection and the widening and squaring-off of the existing two storey projection, bringing it in line with the flank wall of the main house. The addition of two flank windows to the main dwelling is proposed at upper ground floor level.

Location

The application property is a semi-detached property located on the southern aspect of Park Road. The host property is currently in use as a single dwelling. The application site is not within a designated Conservation Area, and the property is not listed.

Comments from Local Residents

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

- loss of sunlight/daylight to 72 Park Road

- loss of privacy
- loss of prospect
- detrimental streetscene impact to Freelands Road

A sunlight study has been submitted demonstrating the impact of the proposed extension on 72 Park Road.

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

Planning History

There is no relevant planning history on this site

Conclusions

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

The proposal includes the removal of an existing lower ground floor rear projection and the addition of an enlarged two storey rear extension, with a flat roof. The proposed extension would infill the area between the existing 2 storey rear projection and the main flank wall. This equates to an additional width of 2.60m and additional height from ground level of 4.50m.

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

Impact on the character of the area:

The applicant has amended the originally submitted drawings to include two sash windows to the rear elevation at upper ground floor level. The lower ground floor level would host a set of four bi-folding doors. This largely glazed appearance is considered to help provide a sense of subordination to the host property. The applicant has indicated that materials would match those in the existing dwelling and this is favourable. The addition of two flank windows is considered, from a design perspective, to be acceptable. It is noted that the objection received expresses concerns over the streetscene from Freelands Road although it was noted on site that a number of properties benefit from extensions with varying roof pitches, and as such it is considered that the streetscene would not be adversely impacted upon by the proposal.

Amenity impact:

The proposal would not increase the overall depth of the property, and as such, the only properties that could be affected by the proposal are 72 Park Road (next door) and 15 Freelands Road (directly to the rear of the application site).

With regard to 15 Freelands Road, the proposed extension would be no closer than the existing rear projection and so there would be no additional opportunity for overlooking or loss of light than that which already exists.

Regarding 72 Park Road, it is noted that this property benefits from a 'sunken' patio which sits approximately 1.2m below ground level. It is noted that the proposed extension would extend in line with the existing flank elevation, leaving a gap of approximately 3.0m to the flank wall of this property. A sunlight study has been submitted to show the impact on the property although this demonstrates a significant loss of sunlight to the sunken terrace for just one hour a day during the summer months. The rear projection of this property has rear and flank windows. The rear windows have views down the garden and this would be unchanged by the proposal. The windows on the flank elevation currently look at the boundary fence and the flank elevation of the application properties rear projection flank wall. Whilst it is acknowledged that this would be brought nearer, the view would not be significantly affected. Also, the boundary fence is approximately 2.0m high and this would already restrict views from, and light to, the sunken patio and the lower ground floor level openings.

With regard to the two additional windows to the flank elevation of the main house at upper ground floor level, it is considered that the views from these would be no greater than those that exist from the flank window on the upper floor of the property. This window is partially obscure glazed, although it is noted that the main flank wall of 72 Park Road has no openings. As such, these windows are considered to be acceptable, and would not have a significant adverse impact on the amenities of 72 Park Road. In addition, the applicant has indicated that these windows would be partially obscure glazed.

Additionally, as a direct result of the objection received, the applicant amended the scheme to reduce the height of the extension by 0.40m. This would reduce any impact demonstrated on the sunlight study submitted.

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

as amended by documents received on 04.11.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

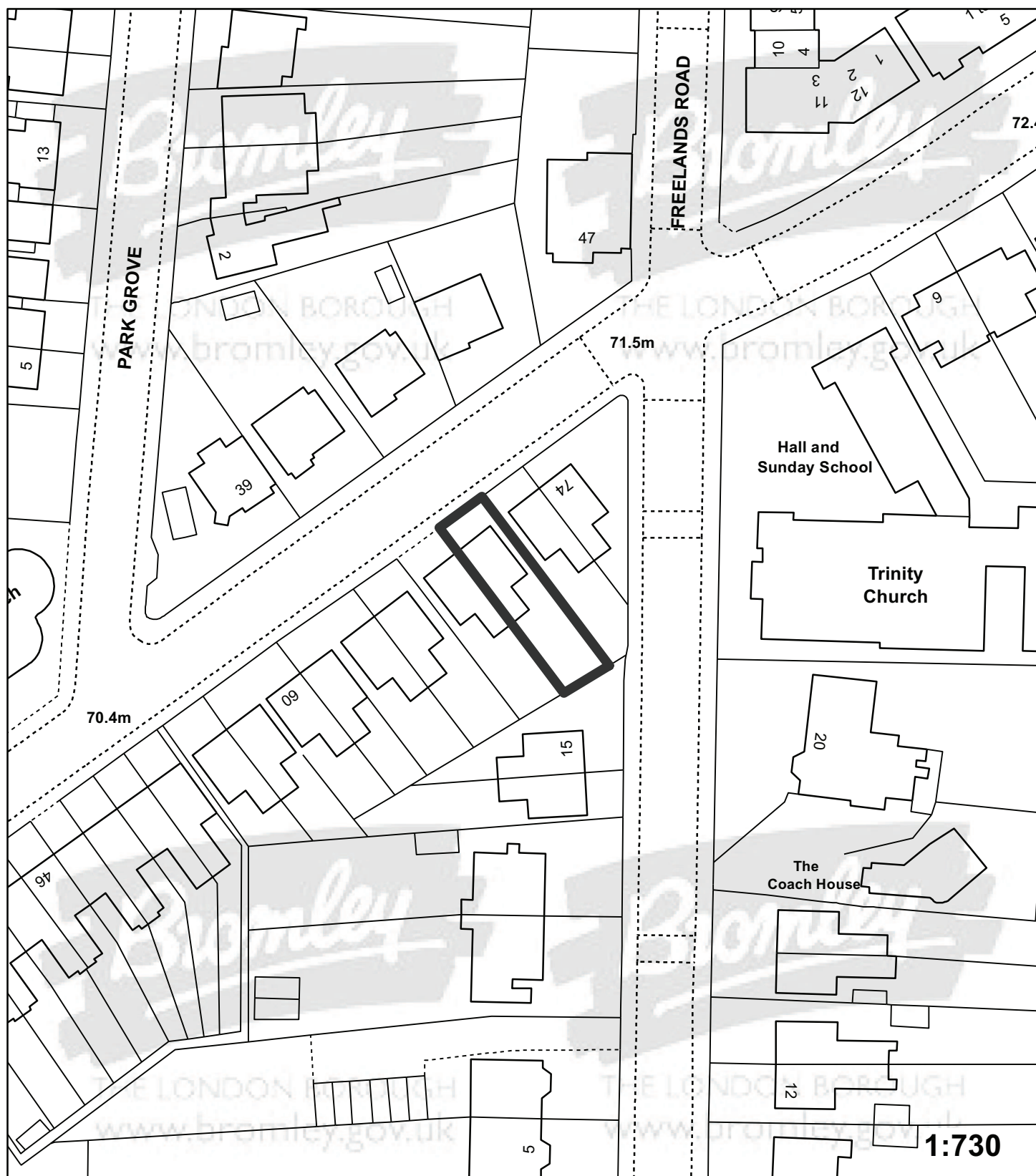
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
ACC01R Reason C01

Application:13/03020/FULL6

Address: 70 Park Road Bromley BR1 3HP

Proposal: 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"

This page is left intentionally blank

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

Application No : 13/03090/FULL6

Ward:
Petts Wood And Knoll

Address : 3 St Francis Close Petts Wood
Orpington BR5 1QF

OS Grid Ref: E: 545317 N: 167216

Applicant : Mr Vallins And Mr Crowe

Objections : YES

Description of Development:

Single storey rear extensions to Nos. 3 and 5 St Francis Close

Key designations:

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

Proposal

This application was deferred by the Planning Sub-Committee which convened on 14th November in order to consider withdrawal of permitted development rights in respect of the application site. The previous report is repeated below, with amendments added where necessary.

This is a joint application. The rear extension will project 5.5m beyond No. 3 and 3.5m beyond No. 5. It will incorporate a wooden frame.

In an email to the Council sent on 12th November the Agent confirmed that no decking will be added to the rear of the extension at No. 3.

Location

The application properties form one pair of two-storey semi-detached houses fronting the SE side of St Francis Close.

Comments from Local Residents

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

- decking at application site is too high resulting in overlooking
- proposal will lead to further overlooking
- property at No. 3 already has a large extension and this will lead to overlooking
- concerns about impact on drainage
- extension is of excessive depth

Concerns were initially expressed by the residents at No. 5 who said that they were happy with the principle of the extensions, but not at the extent of the rearward projection of the extension at No. 3. However, since that time these objections have been withdrawn, on the basis that the extension at No. 3 will be adequately screened from the side of No. 5.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration.

Planning History

Under ref. 13/00952, a 5.5m deep single storey extension proposed to the rear of No. 3 was refused on the following ground:

"The proposal, by reason of its excessive depth, bulk and proximity to the boundary, will adversely affect the amenities of No.5, by reason of its overbearing appearance and loss of light and prospect, thereby contrary to Policy BE1 of the Unitary Development Plan."

Conclusions

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

In comparison to the application refused under ref. 13/00952, whilst the depth to the rear of No. 3 has not been revised, this proposal now encompasses the adjoining semi at No. 5 which will be extended by 3.5m at the rear. The two adjoining extensions will be of similar design. The ground of refusal in respect of that previous refusal related to the impact on No. 5, and given the nature of this proposal, the projection beyond that neighbouring property will be reduced to 2m (taking into consideration the extension now proposed to the rear of No. 5). Planning permission will be subject to a condition to ensure that the two extensions are built and completed concurrently.

In regard to the amenity of other surrounding properties it is considered that an adequate separation will be maintained between the extensions and neighbouring houses. No additional decking is shown to be included as part of this proposal.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00952 and 13/03090, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 The extensions hereby permitted at Nos. 3 and 5 St. Francis Close shall only be constructed and completed concurrently.

Reason: In the interest of neighbouring amenity and to comply with Policies H8 and BE1 of the Unitary Development Plan.

- 4 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application:13/03090/FULL6

Address: 3 St Francis Close Petts Wood Orpington BR5 1QF

Proposal: Single storey rear extensions to Nos. 3 and 5 St Francis Close



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

© Crown copyright and database rights 2013. Ordnance Survey 100017661.

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

Application No : 13/03103/FULL1

Ward:
Copers Cope

Address : 67 Westgate Road Beckenham BR3 5TR

OS Grid Ref: E: 538095 N: 169831

Applicant : Miss Olivia Freeborough

Objections : YES

Description of Development:

Erection of two storey dwelling house at land adjacent to 67 Westgate Road

Key designations:

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

Proposal

It is proposed to erect an end-terrace two-bedroom dwelling to the north of the existing dwelling at 67 Westgate Road. The proposed dwelling would measure approximately 6m wide x 9.4m deep with a pitched roof set down approximately 3.2m from the ridge height of the a dwelling. It is furthermore proposed to have a new crossover and parking space to the rear of the garden.

Location

The application site is located at the junction with Westgate Road and The Avenue and is neither listed nor within a conservation area. The surrounding area is residential in use and predominately characterised by two and three storey terraced houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 2 representations were received. The following concern was raised:

- that builders' lorries will be parked on unmade section of The Avenue and provision should be made for the road surface to be restored at the developer's expense;

Comments from Consultees

Highways: States that two off street spaces are required and the provision at the rear garden is acceptable provided a minimum distance of 10m from the junction is adhered to.

Drainage: No objection subject to standard condition.

Environmental Health: No objection.

Thames Water: 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
H1 Housing Supply
H7 Housing Density & Design
H9 Side Space
T3 Parking
T18 Road Safety

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

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

Planning History

2008: Planning application (ref. 07/04635/FULL1) refused for erection of 2 storey three bedroom house including basement accommodation and integral double garage. Reasons for refusal:

1. The proposed dwelling, by reason of its excessive site coverage would result in a cramped overdevelopment of this corner site and would be detrimental to the visual amenities of the street scene in general, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed dwelling will have a seriously detrimental effect on the prospect and visual impact to the adjoining house which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H7 of the Unitary Development Plan.
3. The proposed means of access to the site and single parking space would be inadequate to meet the needs of the development, in respect of provision

of adequate visibility and as such the proposal would be prejudicial to the free flow of traffic and conditions of general road safety, thereby contrary to Policies T18 and T11 of the Unitary Development Plan.

2010: Planning application (ref. 10/00335/FULL1) refused for erection of a two bedroom town house with crossover enlargement at land adjacent to 67 Westgate Road. Reason for refusal:

1. The proposed dwelling would result in a cramped overdevelopment of this corner site and would be detrimental to the visual amenities of the street scene in general, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

Note: subsequent appeal (PINS ref: APP/G5180/A/10/2129308, Council ref: 10/00101/S78) dismissed.

Conclusions

The main issues relating to the application are:

- The effect that it would have on the character of the area and the streetscene;
- The standard of accommodation that it would provide for future occupiers;
- The impact on the amenities of the occupants of surrounding residential properties; and
- The impact of the proposal in terms of parking and highway safety.

CHARACTER OF THE AREA AND STREETSCENE

As noted above, the previously application for the erection of a two bedroom town house was refused on the ground that:

The proposed dwelling would result in a cramped overdevelopment of this corner site and would be detrimental to the visual amenities of the street scene in general, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

This decision was subsequently upheld with the dismissal of appeal (APP/G5180/A/10/2129308).

In that decision, the Inspector found at paragraph 8 that:

...the scheme would not achieve the high standard of design and layout that saved UDP Policy BE1 seeks in order to ensure that, among other things, new development does not detract from the street scene. Rather than respecting the existing built and natural environment, as required by saved UDP Policy H7, the proposal would detract materially from the character and appearance of its surroundings.

It is noted that the proposal still provides approximately 3m separation from the side boundary. However, although this would in most cases comply with the Policy

H9 of the UDP, when turning his mind to this consideration, the Inspector found the rule of limited relevance as he gave greater weight to the thrust of that Policy in the context of the existing relationships of other corner buildings to street frontages at this particular location.

Within the area, the buildings are set well back from the wide highways. The almost 9m space between the end gable of 67 Westgate Road and The Avenue is replicated above ground floor level across that Road and corner buildings across The Avenue are set still further back. Many buildings are partly screened by trees, which are augmented by lines of mature trees in highway verges. Within the public realm there is a pervading sense of spaciousness in which the scene is dominated by trees rather than by buildings.

In his decision, the Inspector did not share the Council's view that the proposed dwelling would appear cramped within its site although adding that planting would do little to mask the new building's largely blank three storey gabled side elevation. Adding further that the building would project obtrusively into the street scene on The Avenue and its prominence at this focal point would disrupt the well-ordered pattern of space and buildings that helps to form the area's pleasant and distinctive character.

Subsequent to the appeal decision the proposal has been amended so that it now steps down in height and instead of being 3 storey has been reduced to 2 storey and is set back from the front building line. Accordingly, Members may consider that the reduced height and set-back has, on balance, sufficiently reduced the impact of the proposed dwelling on the character of the area and streetscene so as to overcome the previous reason for refusal and appeal decision.

STANDARD OF ACCOMMODATION

The proposed dwelling would meet The London Plan minimum space standards that since assessment of the previous application now need to be taken into account when considering applications for the creation of new residential units. Furthermore, the proposed dwelling is dual aspect and will have a sufficiently sized rear garden providing outdoor amenity space. Members may therefore consider that the proposed dwelling would provide an acceptable standard of accommodation for future occupiers.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is considered acceptable in terms of the relationship with the adjoining property to the south #67 as the majority of the building will not extend deeper than that adjoining property. The rear aspect that would project slightly beyond the rear building line of the #67 is relatively small and would not result in an unduly harmful loss of outlook or increased sense of enclosure or dominance. There would be no unduly harmful overlooking of or loss of privacy or #67 resulting from the new dwelling.

Adjoining the rear of the application site is 50 Westgate Road however, no windows are located in the flank elevation of this property and a garage is situated

on the shared rear boundary of the application site with a parking area towards the front. Therefore, no undue harm to the residential amenities enjoyed by the occupiers of that property by way of loss of outlook, increased sense of enclosure or dominance or loss of privacy as a result of the proposed dwelling will result.

The neighbouring properties to the north and east are sufficiently separated by The Avenue and Westgate Road respectively so as not to suffer any undue harm to their residential amenities by way of loss of outlook, increased sense of enclosure or dominance or loss of privacy as a result of the proposed dwelling.

It should also be noted that the previously refused application (ref: 10/00335/FULL1) found the proposal acceptable with regard to neighbouring residential amenity and that the subsequent appeal decision (PINS ref: APP/G5180/A/10/2129308) concurred; only upholding the appeal on grounds of design and layout. Furthermore, it is also noted no objections on grounds relating to loss of residential amenity have been received from neighbouring properties.

PARKING AND HIGHWAY SAFETY

The Council's Highway Planning Division has been consulted on this application and in conjunction with the Street Services Division objected to the location and arrangement of enlarged crossover proposed. Subsequently, the application has been amended so that 1 carparking space and a crossover are now proposed to the rear of the garden. The Highways Planning Division has stated that 2 parking spaces are required however, they cannot be provided to the front of the dwelling due to the enlarged crossover being unacceptably close to the intersection. Furthermore, if 2 spaces are provided to the rear, they will severely reduce the garden area and therefore, the amount of outdoor amenity space available to future residents.

Members may therefore consider that, on balance, the proposal would have no unduly harmful impact with regard to parking and highway safety and is consistent with Policy T3 and Policy T18 of the UDP.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/03103, 10/00335 and 07/04635, excluding exempt information.

as amended by documents received on 29.11.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

3	ACC07	Materials as set out in application		
	ACC07R	Reason C07		
4	ACH12	Vis. splays (vehicular access) (2 in)	3.3m	x 2.4m x
			3.3m	1m
	ACH12R	Reason H12		
5	ACH32	Highway Drainage		
	ADH32R	Reason H32		
6	ACD02	Surface water drainage - no det. submitt		
	ADD02R	Reason D02		

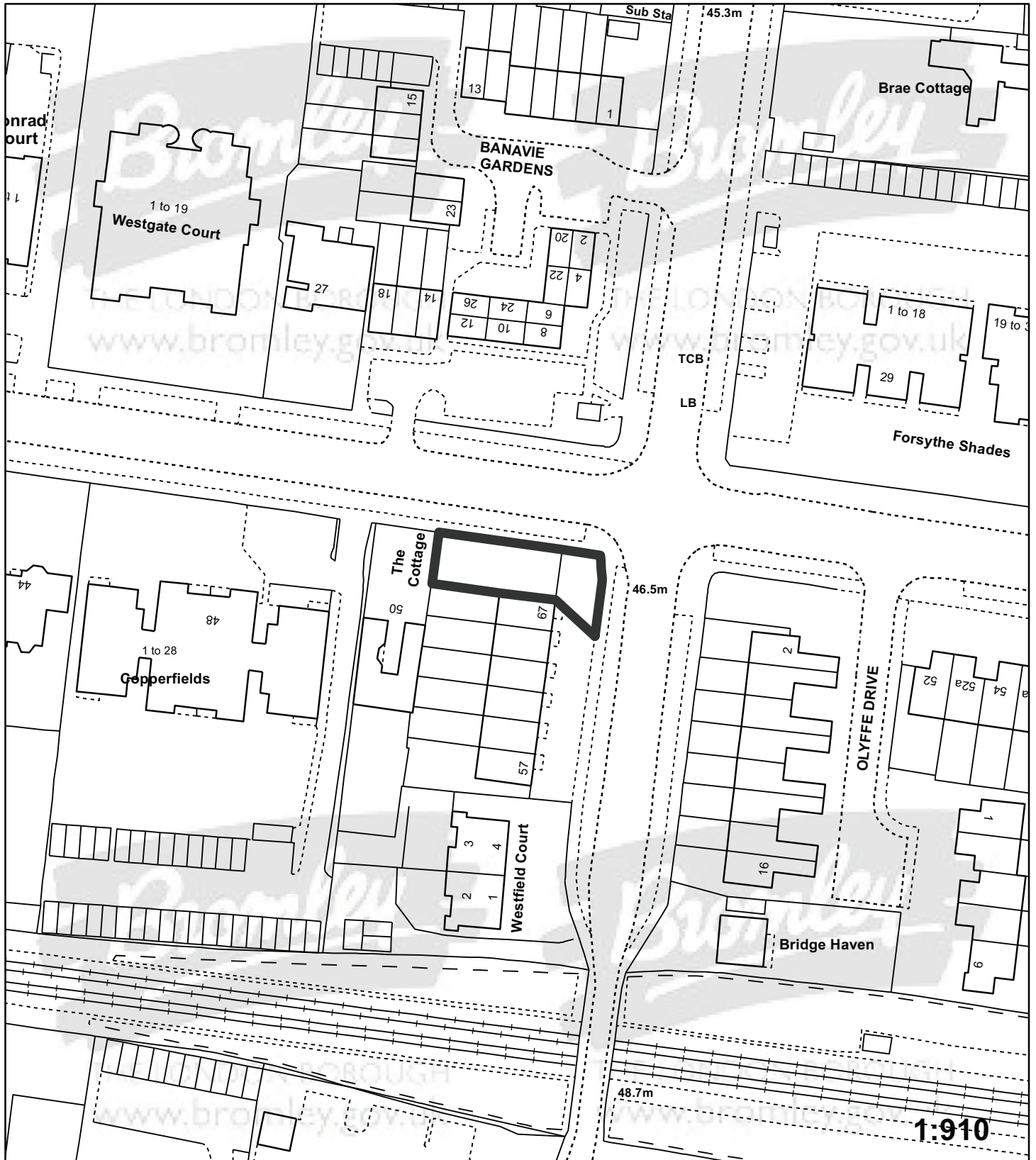
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 You are advised that it is an offence under Section 153 of the Highways Act 1980 for doors and gates to open over the highway.
- 3 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Application:13/03103/FULL1

Address: 67 Westgate Road Beckenham BR3 5TR

Proposal: Erection of two storey dwelling house at land adjacent to 67 Westgate Road



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

This page is left intentionally blank

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

Application No : 13/03307/RECON

Ward:
Bickley

Address : 64A Hill Brow Bromley BR1 2PQ

OS Grid Ref: E: 542019 N: 169787

Applicant : Mr Gary Tarrant

Objections : YES

Description of Development:

Variation of condition 13 of permission reference 12/01201 granted for demolition of existing bungalow and erection of two storey 5 bedroom detached dwelling to allow additional rooflights in the rear elevation.

RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

This two storey detached dwelling is being constructed under permission ref.12/01201 granted in July 2012, and amendments have been made to the approved plans which comprise the addition of habitable rooms in the roof space and the construction of six roof lights within the rear north-facing roof slope.

Location

This site is located to the east of Hill Brow, accessed via a driveway between Nos.64 and 66 which also serves No.64B, and was previously occupied by a bungalow. The site is bounded to the west by No.66 Hill Brow, to the north by the rear garden of Stotfold (a large detached property converted into flats), to the east by Nos.2 and 3 Mount Close, and to the south by 64B Hill Brow.

The northern boundary of the site abuts Mavelstone Road Conservation Area, and Stotfold to the north is a Grade II Statutory Listed Building.

Comments from Local Residents

Letters of objection have been received from residents of Stotfold and Sundridge Residents' Association, and the main points of concern are summarised as follows:

- permitted development rights were previously removed, and no further building should therefore be allowed
- loss of outlook from flats at Stotfold
- overlooking of rear garden of Stotfold
- detrimental impact on adjacent Conservation Area
- pressure for dormers windows to be provided in the future to allow views from habitable rooms.

Ward Councillors have also expressed concerns about the proposals, and have called the application into committee.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density & Design
BE13 Development Adjacent to Conservation Area

Planning History

A number of outline permissions were granted for a replacement dwelling on this site during the 1980s, and although permissions were refused for a replacement two storey dwelling in 2004 and 2005 (under refs. 04/03288 and 05/00414), permission was granted in 2006 under ref.05/03923 for a replacement two storey 5 bedroom dwelling with attached double garage.

A subsequent application for a replacement dwelling, which included loft storage served by two rear dormers (ref. 12/00153), was refused in March 2012 on the following grounds:

"The proposal would constitute a bulky, overdominant development detrimental to the amenities of adjoining properties in Mount Close, Stotfold and 64B Hill Brow by reason of overlooking and loss of privacy, thereby contrary to Policy BE1 of the Unitary Development Plan 2006."

Permission was then granted for a revised scheme which did not include rear dormers (ref. 12/01201), and this scheme is currently under construction.

Conclusions

The main issues in this case are the impact of the rear-facing roof lights on the amenities of neighbouring properties, on the character and appearance of Mavelstone Road Conservation Area and on the setting of the adjacent Listed Building.

The site has been inspected and the roof lights which have been installed in the rear roof slope facing the rear elevation of Stotfold, have a minimum height above internal floor level of 1.7m to the lower cill, which limits any potential overlooking of the neighbouring property at Stotfold which is over 60m away from the dwelling, or its rear garden which also has a good level of tree screening along this boundary.

With regard to the impact on the adjacent Conservation Area, the dwelling is located in a backland site and is largely screened from public view, therefore any impact on the adjacent Conservation Area is considered to be limited. Similarly, the Listed Building (Stotfold) is located a significant distance away from the new dwelling, and its setting has not been unduly affected by the installation of roof lights in the rear roof slope.

The revisions to the permitted scheme are not, therefore, considered to have a detrimental impact on the amenities of adjoining residents, nor on the character and appearance of the adjacent Mavelstone Road Conservation Area, and would not adversely affect the setting of the Listed Building.

With regard to concerns raised by Sundridge Residents' Association, the installation of dormer windows in the roof slope would require planning permission due to the removal of permitted development rights, and any application submitted would be assessed on its planning merits.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/03288, 05/00414, 05/03923, 12/00153, 12/01201 and 13/03307, excluding exempt information.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 2 ACH04 Size of parking bays/garages
 ACH04R Reason H04
- 3 ACI02 Rest of "pd" Rights - Class A, B,C and E
 ACI03R Reason I03
- 4 ACI11 Obscure glaz'g/details of opening (1 in) to the first floor
 flank elevations
 ACI11R Reason I11 (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank dwelling
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 7 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or

plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

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

8 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

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

9 Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

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

10 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision, and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

11 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

INFORMATIVE(S)

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

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

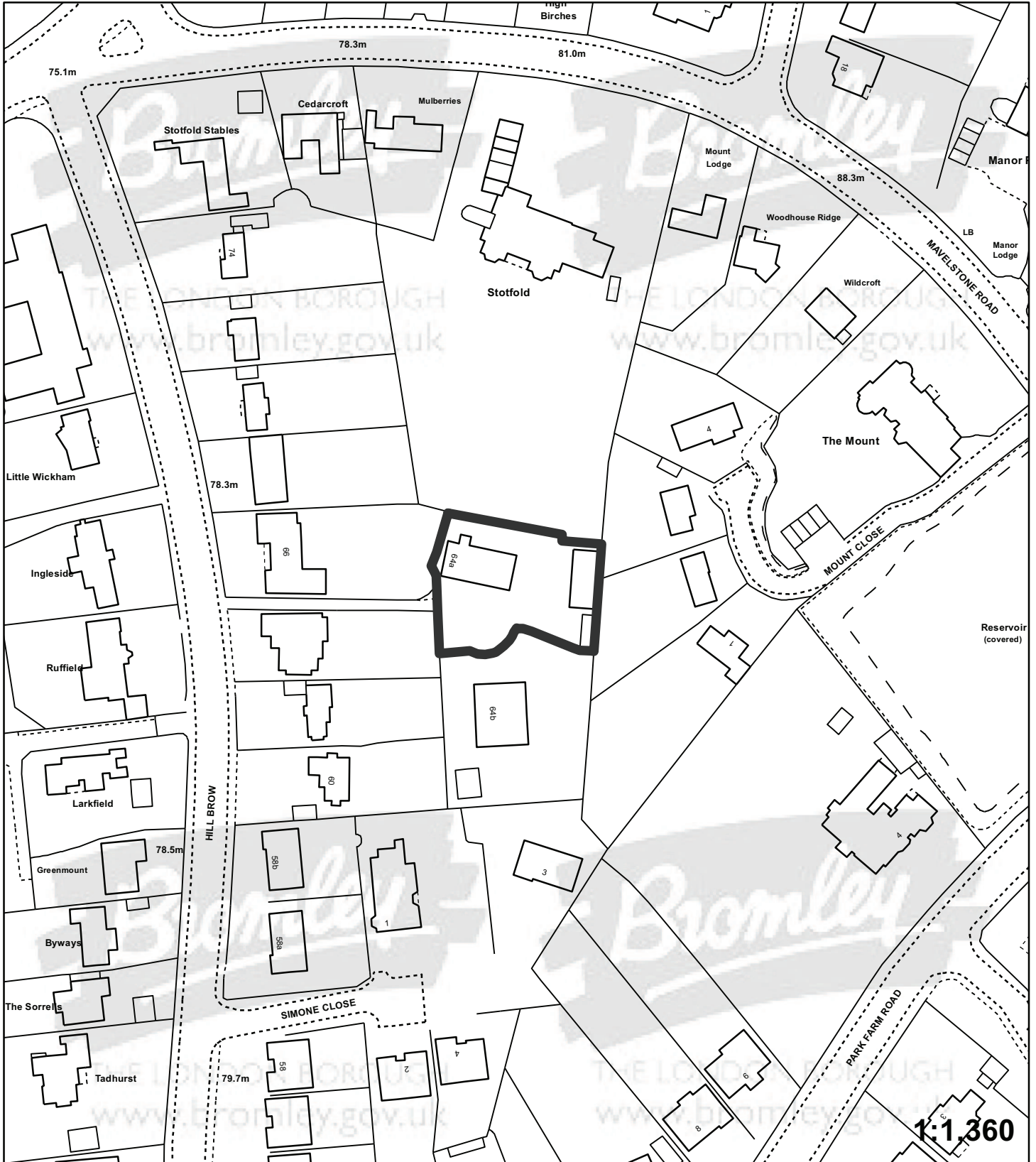
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/03307/RECON

Address: 64A Hill Brow Bromley BR1 2PQ

Proposal: Variation of condition 13 of permission reference 12/01201 granted for demolition of existing bungalow and erection of two storey 5 bedroom detached dwelling to allow additional rooflights in the rear elevation.



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

Application No : 13/03370/DET

Ward:
Cray Valley East

Address : Oak View Crockenhill Road Orpington
BR5 4EP

OS Grid Ref: E: 548154 N: 167569

Applicant : Mr Russell Mady

Objections : NO

Description of Development:

Single storey extensions to hospital, including re-building of existing single storey buildings and two storey extension to provide lift access to first floor (minor material amendment to permission ref. 12/00837 to allow elevational alterations to windows and doors, minor changes to central roof and minor changes to footprint.).

Key designations:

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

Proposal

These existing hospital buildings are arranged around an open courtyard and recreational area, and it is proposed to rebuild some of the single storey buildings and extend across part of the open recreational area in order to better link the buildings and provide smaller secure external courtyards. A small two storey extension would also be added to accommodate a lift to access the existing first floor accommodation.

Permission was previously granted in July 2012 for single storey extensions to the hospital, including the re-building of existing single storey buildings along with a two storey extension to provide lift access to the first floor (ref. 12/00837).

It is now proposed to make amendments to the position and size of some of the windows within the extensions, to the position of the central wing separating the two internal courtyards, and to the roof form of the central wing which includes overhanging eaves (although the height of the eaves and ridge would remain the same).

Location

The use of this Green Belt site is long established as a specialist hospital, and it is currently used as a specialist adolescent care unit. The building, which is locally listed, was built in the 1970s, and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

Comments from Local Residents

No comments have been received from nearby residents.

Comments from Consultees

The Council's highway engineer considers that as the proposed extensions would not appear to increase the parking demand beyond that which is currently accommodated on site, no objections are raised to the proposals.

No objections are raised from a drainage viewpoint, subject to the submission of further details of surface and foul water drainage, and the Environment Agency have expressed no concerns.

No significant trees would be affected by the proposals.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings
G1 The Green Belt

Planning History

Permission and Listed Building consent were granted in 2000 for security fencing (refs. 99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

Permission was granted in March 2011 (ref.11/00023) to add a single storey link extension through the middle of the courtyard to provide a lounge area (thus dividing the recreational space in two), the enclosure of open corridors around the perimeter of the courtyard, and the provision of an infill extension in the north-eastern corner of the buildings in order to completely enclose the courtyard.

A further permission (ref.11/02653) was granted in November 2011 for amendments to the scheme which comprised the provision of a glazed roof over

the eastern courtyard, and a timber-clad lift shaft extension adjacent to the northern buildings.

Neither scheme was implemented.

More recently, permission was granted in July 2012 (ref.12/00837) for single storey extensions to the hospital, including the re-building of existing single storey buildings along with a two storey extension to provide lift access to the first floor.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the revised proposals comprise inappropriate development, as defined in National Guidance and by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The permitted scheme was considered to be acceptable within the Green Belt on the basis of very special circumstances, and the changes now proposed are mainly elevational alterations which would not increase the overall footprint of the proposals. The central wing which would separate the two internal courtyards would be moved slightly westwards, whilst the roof design would be altered and enlarged slightly with a flat central section, although the eaves and ridge heights would remain the same.

The amendments proposed are therefore considered to be minor in nature, and as with the previous scheme, the structures would not appear obtrusive nor detract from the appearance of this locally listed building, and are considered to adequately protect the open nature of the Green Belt.

The application has been advertised as a departure, but the proposals are not considered to be of such significance to be referred for direction.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208, 11/00023, 11/02653, 12/00837 and 13/03370, excluding exempt information.

as amended by documents received on 07.11.2013

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

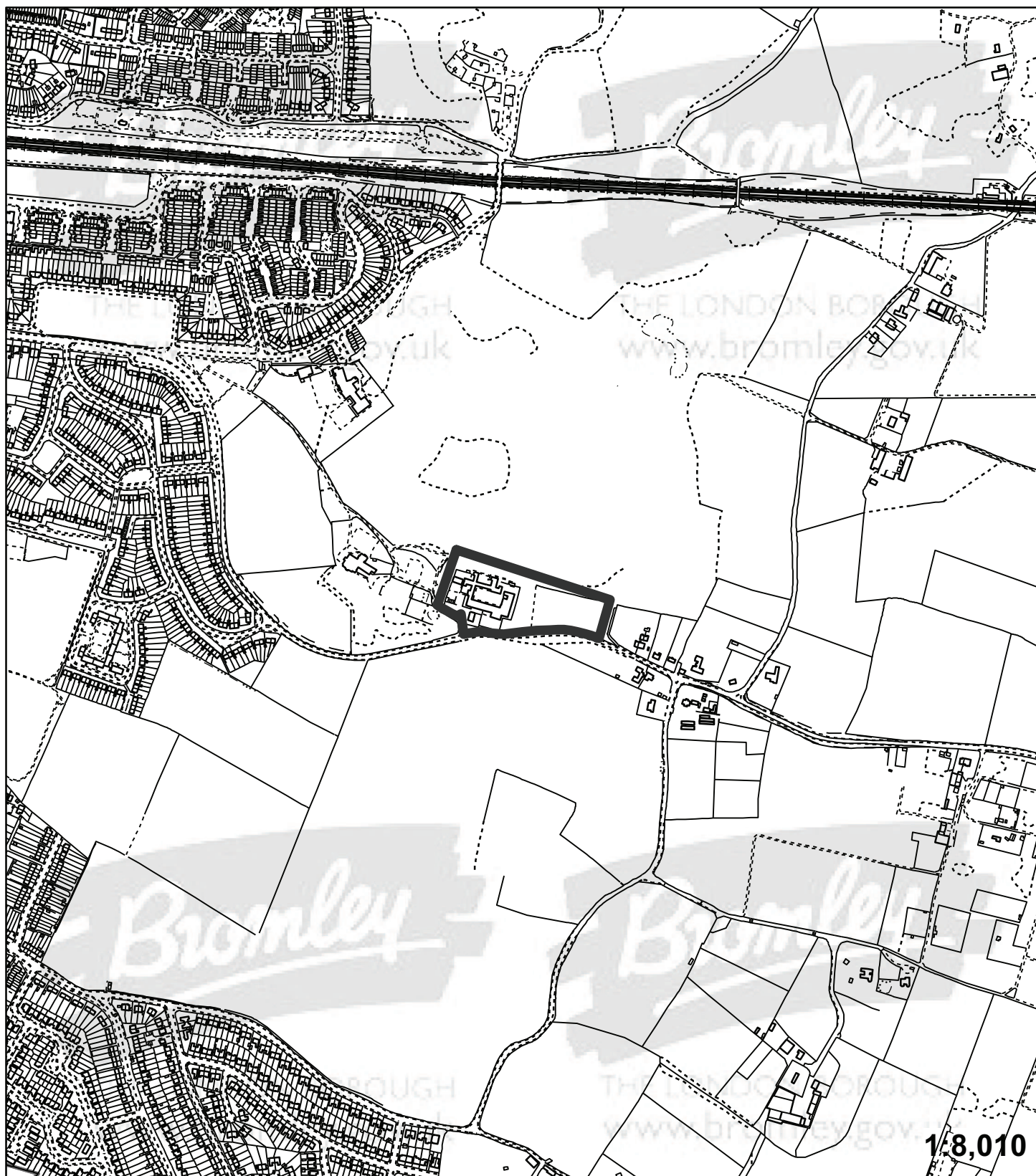
- | | | |
|---|--------|--|
| 1 | ACA04 | Landscaping Scheme - full app no details |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACD04 | Foul water drainage - no details submitt |

- 5 ADD04R Reason D04
- ACD06 Sustainable drainage system (SuDS)
- ADD06R Reason D06
- 6 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 7 ACK01 Compliance with submitted plan
- ACK02R K02 reason (1 insert) G1
- 8 The development to which this permission relates must be begun not later than 11th July 2015.
- ACA01R A01 Reason 3 years

Application:13/03370/DET

Address: Oak View Crockenhill Road Orpington BR5 4EP

Proposal: Single storey extensions to hospital, including re-building of existing single storey buildings and two storey extension to provide lift access to first floor (minor material amendment to permission ref. 12/00837 to allow elevational alterations to windows and doors, minor



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

This page is left intentionally blank

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

Application No : 13/03492/FULL6

Ward:
Petts Wood And Knoll

Address : 2 Towncourt Crescent Petts Wood
Orpington BR5 1PQ

OS Grid Ref: E: 544440 N: 167793

Applicant : Mr Chris Jones

Objections : YES

Description of Development:

Outbuilding and car port to rear
PART RETROSPECTIVE

Key designations:

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

Proposal

The proposed development will be situated toward the eastern end of the rear garden of 2 Towncourt Crescent. Access is proposed via a service road situated to the rear of Petts Wood Road (to the rear of Nos. 166 - 198 Petts Wood Road). The proposal comprises of a garden room/study measuring 6m x 5m externally and incorporating a flat roof 3m in height; and an attached car port occupying an area of 8m x 5m and rising to a height of 3.5m (as scaled from the submitted plan). The car port will be used for a motor home.

As the time that the site was inspected work had commenced on the rear garden room.

Location

The site is located within the curtilage of a residential dwelling which forms part of the Petts Wood Area of Special Residential Character. The site adjoins the Petts Wood Station Square Conservation Area which is located to the south.

Comments from Local Residents

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

- proposal seeks use of a private access road (situated to the rear of Petts Wood Road)
- none of the neighbouring residents have granted the applicant permission to use the access drive
- building work at the application site have affected adjoining access drive
- entrance to site is situated opposite a neighbouring garage and it is unclear how motorhome will be able to enter the application site without encroaching on neighbouring properties

Any further comments will be reported verbally at the meeting.

Comments from Consultees

Technical Highways comments: The property has other parking on the frontage. No objection to the proposal. The access would be from a private service road and the applicant should satisfy themselves that they have the necessary rights of way but this is not a planning matter.

Planning Considerations

Policies BE1, BE13, H8, and H10 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; to ensure that new development adjacent to conservation areas are sympathetic to their setting and do not detract from views into or out of the area; to safeguard the amenities of neighbouring properties; and protect the characteristics of Areas of Special Residential Character.

Planning History

The application property has been substantially enlarged and altered with its recent planning history outlined below.

Reference	Description	Status
02/03068/FULL1	Conversion into 2 separate dwellings (2 and 4 Towncourt Crescent)	Permitted
02/03135/FULL1	Single storey rear extension for conservatory (RETROSPECTIVE APPLICATION)	Permitted
02/03693/FULL1	Side boundary fence (RETROSPECTIVE APPLICATION)	Permitted
03/03288/FULL6	First floor side and rear extension	Permitted
05/00149/FULL6	First floor rear extension (revision to extension granted under ref. 03/03288)	Permitted

More recently, under ref. 11/02260, planning permission was granted for a detached garage to the north east corner of the rear garden area with a footprint measuring 4.6m x 12.2m. Its height was 4.39m and it incorporated a shallow pitched roof.

Conclusions

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

Policy H10 of the Unitary Development Plan concerning ASRCs states that new development will be required to respect and complement the established and individual qualities of the individual areas, which are set out in Appendix 1 of the UDP. Within Appendix (i) it is stated that development likely to erode the individual quality and character of the ASRCs will be resisted; and (iv) states that the general height of existing buildings in the area shall not be exceeded.

The proposed development will be located within a large plot set away from adjacent dwellings which will help to reduce its impact. Notwithstanding this, Members will wish to pay particular regard to the visual impact of the building within the wider ASRC, in particular from surrounding residential properties. With regard to its impact on the adjoining Conservation Area, the proposed building will be visible from the rear of buildings fronting Petts Wood Road, although given the characteristics of the immediate area and the location of the proposed building - off a rear access road serving those buildings - it is not considered that the impact on this CA will be detrimental from a visual perspective.

Whilst objections have been raised in relation to the use of the private access drive to the rear of Petts Wood Road this is a private matter between the applicant and owners of that road, and use of the road is outside the Council's control; this is not a planning matter. However, the applicant should satisfy themselves that they have the necessary rights of way.

Taking the above into account, on balance, planning permission is recommended.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/03068, 02/03135, 02/03693, 03/03288, 03/03288, 05/00149, 11/02260 and 13/03492, 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 The car port hereby permitted shall be used solely for the accommodation of private motor vehicles and for purposes incidental to the dwelling, and shall

not be converted to living accommodation without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan, to ensure that the building is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division of the site into two dwellings.

INFORMATIVE(S)

- 1 The applicant should satisfy themselves that they have the necessary rights of way over the adjoining access drive.

Application:13/03492/FULL6

Address: 2 Towncourt Crescent Petts Wood Orpington BR5 1PQ

Proposal: Outbuilding and car port to rear
PART RETROSPECTIVE



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

This page is left intentionally blank