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DATE: 8 April 2014

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 17 APRIL 2014 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

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

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

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

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 FEBRUARY 2014**
(Pages 1 - 16)
- 4 PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Kelsey and Eden Park	17 - 22	(13/03647/VAR) St John's Coptic Orthodox Church, 11 Dunbar Avenue, Beckenham.
4.2	Kelsey and Eden Park	23 - 28	(13/04148/FULL6) 14 Kelsey Way, Beckenham.
4.3	Biggin Hill	29 - 36	(13/04199/FULL1) 39 Church Road, Biggin Hill.
4.4	Clock House	37 - 42	(14/00078/FULL1) 109 Croydon Road, Penge.
4.5	Copers Cope	43 - 50	(14/00142/FULL1) 134 High Street, Beckenham.
4.6	Crystal Palace	51 - 58	(14/00237/FULL6) 8 Lansdowne Place, Anerley.
4.7	Plaistow and Sundridge	59 - 64	(14/00391/FULL6) 14 Holligrave Road, Bromley.

4.8	Plaistow and Sundridge	65 - 70	(14/00392/FULL6) 12 Holligrave Road, Bromley.
4.9	Shortlands Conservation Area	71 - 76	(14/00397/FULL6) 39 Wickham Way, Beckenham.
4.10	Petts Wood and Knoll	77 - 84	(14/00698/FULL6) 27 West Way, Petts Wood.

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

Report No.	Ward	Page No.	Application Number and Address
4.11	Penge and Cator	85 - 90	(13/01358/FULL1) 47 High Street, Penge.
4.12	West Wickham	91 - 96	(13/02377/FULL6) - 18 The Crescent, West Wickham.
4.13	Shortlands	97 - 104	(13/03395/FULL6) 90 Malmains Way, Beckenham.
4.14	Chelsfield and Pratts Bottom Conservation Area	105 - 110	(13/04272/REG4) The Forge, Skibbs Lane, Orpington.
4.15	Bickley	111 - 116	(14/00015/FULL6) Redlap, Sundridge Avenue, Bromley.
4.16	Copers Cope Conservation Area	117 - 122	(14/00045/FULL1) South Park Court, Park Road, Beckenham.
4.17	Bickley	123 - 128	(14/00160/FULL1) 60 Hill Brow, Bromley.
4.18	Bickley	129 - 138	(14/00379/FULL1) 16 Bird in Hand Lane, Bickley.
4.19	Bromley Town	139 - 144	(14/00473/FULL1) 44 Napier Road, Bromley.
4.20	Shortlands	145 - 150	(14/00667/FULL6) 115 South Hill Road, Shortlands.

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

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 20 February 2014

Present:

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

Also Present:

Bob Neill M.P. and Councillors Douglas Auld, Roger Charsley,
David McBride, Russell Mellor, Charles Rideout and
Michael Tickner

22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Gordon Norrie and Councillor Simon Fawthrop attended as his substitute.

23 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

24 CONFIRMATION OF MINUTES OF MEETING HELD ON 12 DECEMBER 2013

RESOLVED that the Minutes of the meeting held on 12 December 2013 be confirmed.

25 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

25.1 DARWIN

(13/03699/FULL2) - Old Hill Farm, Old Hill, Orpington.

Description of application – Change of use of existing building to mausoleum with associated landscaping, elevational alterations, hardstanding and parking for 25 cars.

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

reported that further objections to the application had been received and that the Environmental Health Officer had raised no objection. Correspondence had also been received from local residents that included a request by an objector for the Sub-Committee to consider the conclusions of guidance issued by the Cemeteries and Crematoria Association of Victoria, Australia.

It was also reported that Jo Johnson MP had raised the possibility of legislation being drafted in the United Kingdom to cover mausoleums and the Sub-Committee was advised by the Chief Planner's representative that whilst concerns raised in this regard were acknowledged, the lack of statutory regulation for mausoleums was not a planning consideration.

Various correspondence had also been received regarding the existing uses at the site, its current occupiers and their intentions. Concerns that the applicant had misled the Council had been raised in respect of tenancy information, but this was not taken into consideration as it was irrelevant in the determination of the application.

An officer site visit had taken place during the week that had established the current use of Building 2 was considered to be Class B8 storage and distribution, and confirmation had been received from the former tenant that Building 2 was vacated on 1 February 2014. Tenants currently occupied Building 1 and this building was considered to be a mixed B1 and B8 use.

The Unitary Development Plan did not require demonstration that marketing of the premises had taken place, nor the advertisement of part vacancy of the premises, or the nature of the existing businesses, or whether current occupiers wished to remain at the site.

Reference had been made to Policy EMP3 by objectors but this was irrelevant as the only office use within the existing building was considered to be ancillary. In general the EMP Policies from the Unitary Development Plan were not relevant to this proposal as it involved the replacement, rather than the loss of a commercial use, although Councillor Simon Fawthrop asked whether Policy EMP6 could be relevant and the Chief Planner's Representative

agreed that it could. Members were concerned about the impact of the proposed use on the amenity of local residents particularly in light of the lack of examples of mausoleums in the UK. Councillor Nicky Dykes considered that the nearest properties were some distance way.

Residents and some of the Sub-Committee Members had concerns regarding the viability of the proposed business and future funding and maintenance of the site. The Chief Planner's representative advised that whilst such concerns were acknowledged, there were no planning policies that could support a ground of refusal in relation to this matter.

A Supreme Court case, (*Health and Safety Executive v Wolverhampton City Council – 2012*) had been submitted by the objector to suggest that when making its decision, the Council should have regard to the potential financial consequences of the proposed scheme. However this Supreme Court decision related to a discontinuance order which differed from a planning application decision. Legal advice had been sought and the viability of the proposed business was not a land use consideration, and therefore irrelevant to the consideration of this application and neither was the background or experience of the applicant. Notwithstanding the above, the Chief Planner's representative advised that the applicant had confirmed that the application site would be owned and managed by a UK based company and, if planning permission was granted, a proportion of the sales would be put into a sinking fund for the long term maintenance of the site in perpetuity, alongside an annual management fee payable by customers.

Ward Member, Councillor Richard Scoates raised concerns regarding the impact of the proposal on the Green Belt and suggested that it was an inappropriate development. The Chief Planner's representative advised that the re-use of buildings could not in itself be considered inappropriate although the Sub-Committee Members could consider whether the use preserved the openness of the Green Belt or conflicted with the purposes of including land within it.

Ward Member, Councillor Richard Scoates, and Councillors Lydia Buttinger, Russell Jackson and Charles Joel were concerned that Highways Division

had no objection to the application bearing in mind their local knowledge of the area, road layouts and traffic issues in the immediate vicinity and the lack of other examples of such development.

Councillor Peter Dean understood that it was an emotive application and in his opinion, it met with the Green Belt policy and that whilst the future cost of maintenance was an issue, it was not a planning concern and could not be taken into account.

Councillor Russell Jackson raised concerns regarding the impact of external storage on the Green Belt.

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

1. The proposal, in the absence of any suitably justified information to demonstrate otherwise, would give rise to potentially unsafe conditions in the public highway and harm to the openness and character of the Green Belt by reason of uncontrolled and potentially indiscriminate parking within the site and on the local highway network, contrary to Policies G1 and T18 of the Bromley Unitary Development Plan and the National Planning Policy Framework 2012.
2. In the absence of any detailed information submitted with the application to demonstrate otherwise, the proposal would give rise to significant adverse impact on the amenity of the surrounding properties by reason of noise, odours and contamination contrary to Unitary Development Plan Policies BE1(v) and EMP6 and the National Planning Policy Framework 2012.

(Councillor Peter Dean wished his vote for 'permission' to be recorded.)

25.2 COPERS COPE

(13/04099/FULL1) - St Michael's Court, 81 Foxgrove Road, Beckenham.

Description of application – Two storey side extension to provide 2 x two bedroom flats (following permission granted on appeal under ref: 12/04040/FULL1) plus 2 x one bedroom flats within new and existing roofspace, with associated landscaping and parking.

Oral representations from Ward Members, Councillors Russell Mellor and Michael Tickner in support of the application were received at the meeting.

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

**25.3
CRAY VALLEY EAST**

(13/04147/FULL1) - Lower Hockenden Farm, Hockenden Lane, Swanley.

Description of application – Demolition of buildings 7, 10 and 11 and erection of part one part two storey building for Class B1, B2 and B8 use.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor David McBride, in objection to the application were received at the meeting. It was reported that if the application were to be refused then an Enforcement Notice that had been held in abeyance since November 2013 would be issued. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reasons:-

1. The proposed building would constitute inappropriate development in the Green Belt and no very special circumstances have been provided which would outweigh the harm caused, and it is therefore contrary to Policy G1 of the Unitary Development Plan and the National Planning Policy Framework 2012.
2. The proposed building, by reason of its height, size and design would be harmful to the openness and character of the Green Belt and this rural location in general, contrary to Policies BE1, BE3, and G1 of the Unitary Development Plan and the National Planning Policy Framework 2012.

**25.4
MOTTINGHAM AND
CHISLEHURST NORTH**

(13/04160/FULL1) - The Porcupine, 24 Mottingham Road, Mottingham.

Description of application - Demolition of the Porcupine public house and erection of a two storey building to provide a retail foodstore comprising 800sqm sales area with ancillary storage, office, servicing area and 35 car parking spaces.

Oral representations in objection to and in support of the application were received. Oral representations from Bob Neill MP and Ward Member, Councillor Charles Rideout, in objection to the application were received at the meeting. Councillor Rideout informed the Sub-Committee that Councillor John Hills from the adjoining Ward in the London Borough of Greenwich

was present in the public gallery and that he objected to the application.

Bob Neil MP said the site of The Porcupine was steeped in history and there was huge support to retain the public house and the proposed demolition was of great concern to the residents of Mottingham as it was a central part of the village community. He had held the position of Community Pubs Minister, and had debated the proposed demolition of The Porcupine public house in the Chamber of the House of Commons on 21 May 2013 and he referred to his letter of objection to the Council dated 31 January 2014 and commended the Chief Planner's report.

In Bob Neill MP's opinion The Porcupine's present owner had deliberately run the public house down and sought to dispose of it for development against the community's wishes and he felt that with the right management team in place, it could be a viable public house again. He had serious concerns regarding community safety, pedestrians, parking, traffic and the loss of two statutorily protected mature trees and he thanked those residents of Mottingham who had initiated the campaign to retain The Porcupine and acknowledged the overwhelming strength of feeling and support in the community.

It was reported that further objections to the application had been received together with letters of support. It was reported that the application had been amended by documents received on 18 February 2014 and 20 February 2014. The Sub-Committee Members had also been provided with a copy of a submission from the applicant dated 19 February 2014.

Late additional transport information from applicant had been received which included amendments to the access arrangements and showed a pedestrian route through the car park. Late representations had also been received from a transport consultant on behalf of Mottingham Residents' Association. The Highway Engineer has reviewed all of the relevant submitted information and did not consider that the proposed ground of refusal number 1 had been overcome.

It was reported that the applicant had met with the Crime Prevention Officer who had made the following comments:

“The company have now indicated that they would secure the site out of hours by gating it at the entrance with a 2 metre high gate, however looking at this practically I believe any gate would have to be set back to satisfy Highways. To make my position clear the furthest a gate could be set back from the front building line and still offer the security required for the site would be at a position indicated on the site plan between parking spaces 25 and 26 and cutting through space 31 opposite.”

It was also reported that the Highway Engineer had indicated that this would unacceptably affect the parking layout, and from a visual impact point of view there may also be issues with such an enclosure. It was therefore the Officers' view that refusal ground 3 has not been overcome. There was no acceptable and deliverable off site planting scheme that was considered to adequately mitigate the loss of two protected trees on site.

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.

**25.5
SHORTLANDS
CONSERVATION AREA**

(13/04185/FULL6) - 7 Wickham Way, Beckenham.

Description of application – Single storey rear extension.

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

**25.6
PENGE AND CATOR**

(13/04218/FULL1) - 2A Kingswood Road, Penge.

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

Oral representations in support of the application were received at the meeting. Ward Member, Councillor Kathy Bance MBE, reported that neither she, nor her fellow Ward Members, had any objection to the application.

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

(Subsequent to the meeting it was decided not to issue the decision following additional neighbour consultation. The application would be reconsidered at Plans Sub-Committee 4 on 20 March 2014.)

**25.7
CHISLEHURST**

(13/04236/VAR) - Rivendale, The Drive, Chislehurst.

Description of application - Variation of conditions 7, 8 and 10 of permission reference 12/00267 to enable revised landscaping/hardstanding layout.
RETROSPECTIVE APPLICATION.

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

“1. The landscaping scheme as shown on the drawings approved under ref. 12/00267 and subsequently revised under ref. 13/04236 shall be maintained as such. 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 a similar size and species to those originally planted.

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

2. The boundary enclosures indicated on the drawings approved under ref. 12/00267 shall be completed before any part of the development hereby permitted is first occupied and shall be permanently retained thereafter.

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

3. The parking spaces and/or garages and turning space within the site shall be completed in accordance with the details approved under ref. 12/00267 and subsequently revised under ref. 13/04236 details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order

amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.)

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

4. Before the development hereby permitted is first occupied, the proposed window(s) serving the first floor en-suites/bathrooms of the two dwellings hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

5. No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor elevation(s) of the two dwellings 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 in the interest of the amenities of the adjacent properties.

6. 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, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: To enable the Council to consider future development on the site in the interest of neighbouring amenity and in the interest of the visual amenities of the area, in accordance with Policies BE1 and H7 of the Unitary Development Plan.”

**25.8
CRAY VALLEY EAST**

**(13/04252/FULL1) - Lower Hockenden Farm,
Hockenden Lane, Swanley.**

Description of application – Detached agricultural building (PART RETROSPECTIVE incorporating elevational alterations).

THIS REPORT WAS WITHDRAWN BY THE

APPLICANT.

**25.9
KELSEY AND EDEN PARK**

**(14/00044/FULL6) - 25 Oakfield Gardens,
Beckenham.**

Description of application – First floor side extension and elevational alterations.

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 3

(Applications recommended for permission, approval or consent)

**25.10
COPERS COPE
CONSERVATION AREA**

**(13/03073/ELUD) - North Dene, Beckenham Place
Park, Beckenham.**

Description of application – Conversion and use as 5 self - contained flats **CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillor Russell Mellor in support of the application and Councillor Michael Tickner in objection to the application, were received at the meeting. It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED THAT A CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT BE GRANTED** as recommended, in the report of the Chief Planner.

**25.11
SHORTLANDS**

(13/03966/FULL6) - 17 Celtic Avenue, Shortlands.

Description of application – Two storey rear extension 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 THE APPLICATION BE DEFERRED**, without prejudice to any future consideration, to be permitted under the Chief Planner's delegated authority subject to suitable wording for Condition 4.

**25.12
WEST WICKHAM**

(13/04032/FULL2) - Global House, Rear of 38-40 High Street, West Wickham.

Description of application – Change of use from class B1A (office) to use class C3 (residential) to create a 2 one bedroom flats and 3 one bedroom flats with study, external alterations to building including new doors, windows and alteration to external finishes.

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.

**25.13
PETTS WOOD AND KNOLL**

(13/04079/FULL6) - 12 Great Thrift, Petts Wood.

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

Oral representations in support of the application were received at the meeting. Ward Member, Councillor Simon Fawthrop, referred to The Planning Inspectorate's Dismissed Appeal Decision dated 3 December 2013 (APP/G5180/D/13/2206260) for this property and in particular to paragraphs 6 and 7. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-

1. The front dormer, by reason of its size and design, would be detrimental and harmful to the character and appearance of the Petts Wood Area of Special Residential Character contrary to Policies H8 and H10 of the Unitary Development Plan.

**25.14
MOTTINGHAM AND
CHISLEHURST NORTH**

(13/04096/FULL1) - 54 - 56 Mottingham Road, Mottingham.

Description of application – Single storey rear extension.

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

INFORMATIVE: The applicant is advised to contact Thames Water regarding a sewer which is located within the application site.

**25.15
COPERS COPE**

(13/04100/FULL6) - 1 The Gardens, Beckenham.

Description of application – Part one/two storey front/side extension with front dormer and single storey rear extension and elevational alterations.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**25.16
FARNBOROUGH AND
CROFTON**

(13/04103/FULL1) - Darrick Wood Secondary School, Lovibonds Avenue, Orpington.

Description of application – Refurbishment of artificial turf pitch with replacement 4.5m high perimeter fencing and refurbished floodlighting, and increased hours of use.

Oral representations in support of the application were received at the meeting. Councillor Charles Joel reported that he had discussed the matter with his fellow Ward Members and Residents' Association and they supported the application in principle, but were concerned at the prospect of increased traffic and parking in the local vicinity, in particular in Lovibonds Avenue, and their preference was to maintain the existing hours of use.

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.

**25.17
KELSEY AND EDEN PARK**

(13/04106/FULL6) - 91 Abbots Way, Beckenham.

Description of application – Two storey side 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.

**25.18
COPERS COPE**

(13/04115/FULL2) - 182A High Street, Beckenham.

Description of application - Change of use to a mixed use of B1 and B8.

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

from Ward Members, Councillors Russell Mellor and Michael Tickner in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 11 February 2014.

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

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

“6. Before the development hereby permitted is first occupied, the proposed windows to the west elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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

**25.19
PETTS WOOD AND KNOLL**

(13/04151/FULL6) - 44 Towncourt Crescent, Petts Wood.

Description of application – Increased height of the first floor rear flat roof and side parapet wall

RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Douglas Auld, in objection to the application were received at the meeting. Councillor Auld was concerned at the loss of amenity, daylight, sunlight and prospect to 42 Towncourt Crescent, and also the design and appearance in an area of special residential character.

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

1. The proposed extensions by reason of their height and design would have a seriously detrimental effect on the daylighting, sunlighting and prospect to the neighbouring property, and the character and visual amenities of the area, thereby contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to revert to the approved scheme permitted in September 2012 under reference 12/01455FULL6.

(Councillor Peter Dean wished his vote for permission

to be recorded.)

**25.20
CHISLEHURST
CONSERVATION AREA**

(13/04186/FULL6) - One Oak, Southill Road, Chislehurst.

Description of application – Ground floor front and rear extensions and formation of first floor accommodation to form two storey dwelling.

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

**25.21
COPERS COPE**

(13/04217/FULL1) - 182A High Street, Beckenham.

Description of application – General refurbishment (including internal works), mechanical extract and the insulation and render to the external envelope of the entire building. Demolition of existing single storey WC block and erection of two storey extension; formation of new window openings and installation of new windows, doors and replacement fire escape staircase.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Russell Mellor and Michael Tickner in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 11 February 2014.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-
“8. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to

preclude vehicular access to the said land or garages.
REASON: In order to comply with Policy T3 of the
Unitary Development Plan and to avoid development
without adequate parking or garage provision, which
is likely to lead to parking inconvenient to other road
users and would be detrimental to amenities and
prejudicial to road safety.”

The Meeting ended at 9.40 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 13/03647/VAR

Ward:
Kelsey And Eden Park

Address : St John's Coptic Orthodox Church 11
Dunbar Avenue Beckenham BR3 3RG

OS Grid Ref: E: 536385 N: 168426

Applicant : Dr Zoser Boulis

Objections : YES

Description of Development:

Variation of condition 3 (Car parking management) and condition 5 (hours of operation) of planning permission ref 10/00971 for a change of use from Class A4 to Class D1.

Key designations:

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

Proposal

Planning permission is sought to vary condition 3 (car parking management) and condition 5 (hours of operation) of planning permission (Council ref 10/00971) granted for a change of use from Class A4 (Public house) to Class D1 (community hall, meeting rooms and chapel).

The proposal seeks to extend the permitted hours on Sundays from 6pm to 930pm. It also seeks to use part of the rear tarmacked area in front of several parking spaces for recreational activities, which would require a change to the car parking management arrangements required by condition.

Location

The application site is located on the eastern side of Dunbar Avenue in close proximity to the junction with Croydon Road and Eden Park Avenue. The building is currently used for ecclesiastical purposes and is set within a large site primarily surrounded by hard surfacing for car parking.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 8 objections were received, which can be summarised as follows:

- o Use of car park and outdoor areas resulting in noise and disturbance;
- o There has been a change of use of the car park;

- o Other conditions of original permission for change of use not being complied with;
- o Surrounding area is residential and not a recreational park; and
- o Extension of hours will set a precedent for further extensions.

The full text of comments received is available to view on file.

Comments from Consultees

From a Parking and Highways point of view there is no objection.

From an Enforcement point of view the site has a history of complaints from local residents relating to use of the car park for recreational activities and the proposed variations would likely generate further complaints.

From an Environmental Health (noise) point of view the proposal is likely to lead to a loss of amenity for residents and therefore, the application should be refused.

The full text of comments received is available to view on file.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Building
C1 Community Facilities
ER8 Noise Pollution
T3 Parking
T18 Road Safety

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

This application has been referred to committee because the original application went before committee and there have also been several objections.

Relevant Planning History

There is extensive planning history at the site with the most recent being the permission (ref: 10/00971) that the current application seeks to vary. That 2010 permission allowed for the change of use from public house (Class A4) to community hall, meeting rooms and chapel (Class D1).

Prior to the granting of the change of use, the most relevant planning history relates to the previous use as a public house. Notably applications refused in 2008 for decking, a smoking shelter and new fencing to the rear (ref: 08/01176) and for a child's play area with timber rope bridge and hard and soft landscaping (ref: 08/02130).

Conclusions

The main issues relating to the application are the effect that it would have on parking and road safety and the impact that it would have on the residential amenities of the occupants of neighbouring properties with particular regard to noise and disturbance.

With regard to parking and highway safety, Council's Planning Enforcement Department considered that the use of part of the rear tarmacked area did not involve a significant breach of condition 3 and therefore, did not issue a Breach of Condition Notice. Neither did they consider that use of the car park in the current manner resulted in a change of use as the activities were of a scale and intensity ancillary to the permitted D1 use. However, it was considered prudent to vary the car park management details to, in accordance with the original reason for the condition, avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

The site has a large number of on-site car parking spaces and recreational use of part of the rear tarmacked area in front of these spaces will not prevent access to them as users of the area will disperse to allow parking. Council's Highways Planning Department have no objection to the proposal. In addition Council's Enforcement Department consider that the recreational use does not represent a breach of condition 3. It should also be noted that the original change of use was for the whole of the site and there are no specific conditions preventing recreational uses ancillary to the main D1 use. Therefore, Members may agree that it would be unreasonable not to vary condition 3 relating to car park management given that the proposal would not be prejudicial to road safety, which was the reason for imposing the condition.

With regard to the impact of the proposed use to the amenities of neighbouring residents, Council's Environment Health Department have confirmed that there has been a history of complaints regarding the noise and disturbance resulting from the outdoor recreational activities and the times at which they are occurring. Several objections to the current application have been received on similar grounds. It should be noted that the placing of volleyball poles and football nets and similar equipment does not involve development requiring planning permission and the car park remains available for use as noted above. Furthermore, at its present scale and frequency the recreational use of the car park is not considered to involve a material change of use as a matter of fact and degree and these activities are ancillary to the D1 use.

Given the above, the primary concern is the impact that increasing the permitted hours from 6pm to 930pm on Sunday will have on neighbouring residential amenities particularly by way of noise and disturbance. It should be noted that it is possible that, despite no statutory nuisance having been proven, the proposal to increase the hours could be deemed to result in unduly harmful noise and disturbance to neighbouring residential amenities as a material planning consideration. The applicant has stated that the increase in hours sought are to

allow for a second service in the evening and that this is in line with a number of religious institutions in the area that have such services. Whilst this may be the case, it is the potential for the associated recreational activities that have generated a history of complaints from local residents in these additional hours to generate further noise and disturbance for local residents that is considered to be unacceptable. It is not considered possible to enforce a condition restricting the increased hours of operation to services only and therefore, the unduly noisy associated recreational activities would be able to occur unfettered.

To conclude, Members may agree that the proposed variation to extend the hours of operation on Sundays would unduly harm the residential amenities enjoyed by the occupants of neighbouring properties by way of unsatisfactory noise and disturbance.

Background papers referred to during production of this report comprise all correspondence on file ref(s): DC/13/03647/VAR and DC/10/00971/FULL2 excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

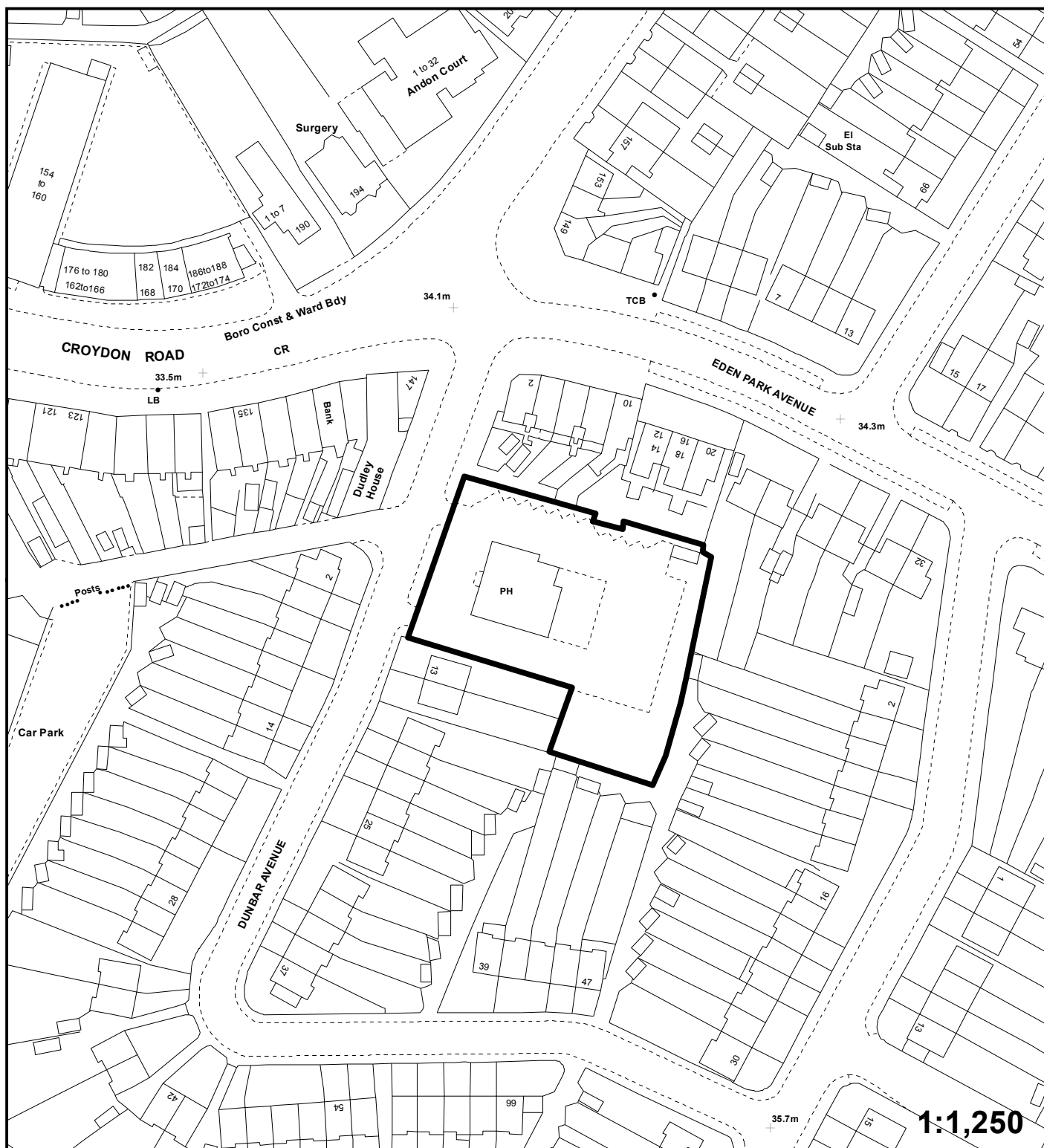
The reasons for refusal are:

The proposed variation to condition 5 of planning permission reference 10/00971/FULL2 to extend the hours of operation from 6pm to 9pm Sundays would result in a detrimental impact on neighbouring amenity by virtue of increased noise and disturbance, thereby contrary to Policy BE1 and ER8 of the adopted Unitary Development Plan.

Application: 13/03647/VAR

Address: St. John's Coptic Orthodox Church,
11 Dunbar Avenue, Beckenham, BR3 3RG.

Proposal:



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"
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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/04148/FULL6

Ward:
Kelsey And Eden Park

Address : 14 Kelsey Way Beckenham BR3 3LL

OS Grid Ref: E: 537332 N: 168798

Applicant : Mr & Mrs Rudge

Objections : YES

Description of Development:

Balcony area with balustrade to loft room at rear

Key designations:

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

Proposal

A rear balcony is proposed by altering an existing Juliet balcony to provide balustrading that extends from a recently approved rear dormer onto a small flat roof area of the original house measuring 1.23m (d) x 4.17m (w). The balustrading would extend up to a height of 1m to the rear and western side. The scheme has been revised to indicate a higher 1.8m privacy screen is to be provided to the eastern boundary with No.12.

Location

The application property is a detached house located towards the eastern end of Kelsey Way. The surrounding locality is residential and characterised by detached single dwellings set in sizeable rear gardens. The rear garden of the application property extends approx. 35m in depth and 14.5m in width. The site is bounded to the east by No.12 a detached single dwelling house with an equivalent rear building line and to the west by No. 16 which extends approx. 3m further backward into the rear garden.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 3 representation were received including one in support. The comments can be summarised as follows:

- o [No.16] the proposal may give slightly increased views of our rear garden, however there are many trees and it is not considered that we will suffer a loss of privacy therefore no objections are raised.
- o [No. 60 Greenways] Our rear garden lies across the back of Nos. 12 and 14 due to the proposed balcony being situated at roof height our garden will be visible and we are concerned that we will suffer a loss of privacy
- o [No.12] It is considered that the amended plans do not address concerns previously expressed and the proposal will have a major impact upon privacy within the rear garden, patio area, dining room and rear bedroom. These areas will still be overlooked by someone standing on the balcony
- o The constant awareness that we are , an can be overlooked will severely limit our use and enjoyment of our garden
- o The proposal will be contrary to Policy BE1 (v) of the Unitary Development
- o There are no other properties in Kelsey Way with balconies in rear dormers and the proposal would set a precedent for future undesirable developments
- o As one of the adjacent neighbours, no objections are raised

Planning Considerations

Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

Planning History

Under planning refs. 13/00810 planning permission was granted for single storey side/rear extension and insertion of first floor flank window to western elevation.

Under planning ref. 13/01876 a Certificate of Lawfulness was granted for side and rear dormers including the dormer to which the current application relates.

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 aims and objectives of Unitary Development Plan 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 visited the site and the neighbouring property concerns were initially raised with regards to the impact of the proposal on No.12. In particular it was considered that with regard to the scheme as originally submitted the 1m high balustrade facing No.12 would give rise to an unacceptable degree of overlooking [and the perception thereof] into a dining room, bedroom and garden patio area allowing unfettered views into these areas. The changes to the scheme have not eradicated these views, however the 1.8m high screen would prevent direct views into areas which would be subject to greatest scrutiny from the balcony without the screen. Long range views into the garden will remain however, these would be similar to views currently possible from the existing Juliet balcony.

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

Background papers referred to during production of this report comprise all correspondence on the file ref(s)13/04148, 13/01876 set out in the Planning History section above, excluding exempt information.
As amended by documents received on 25.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

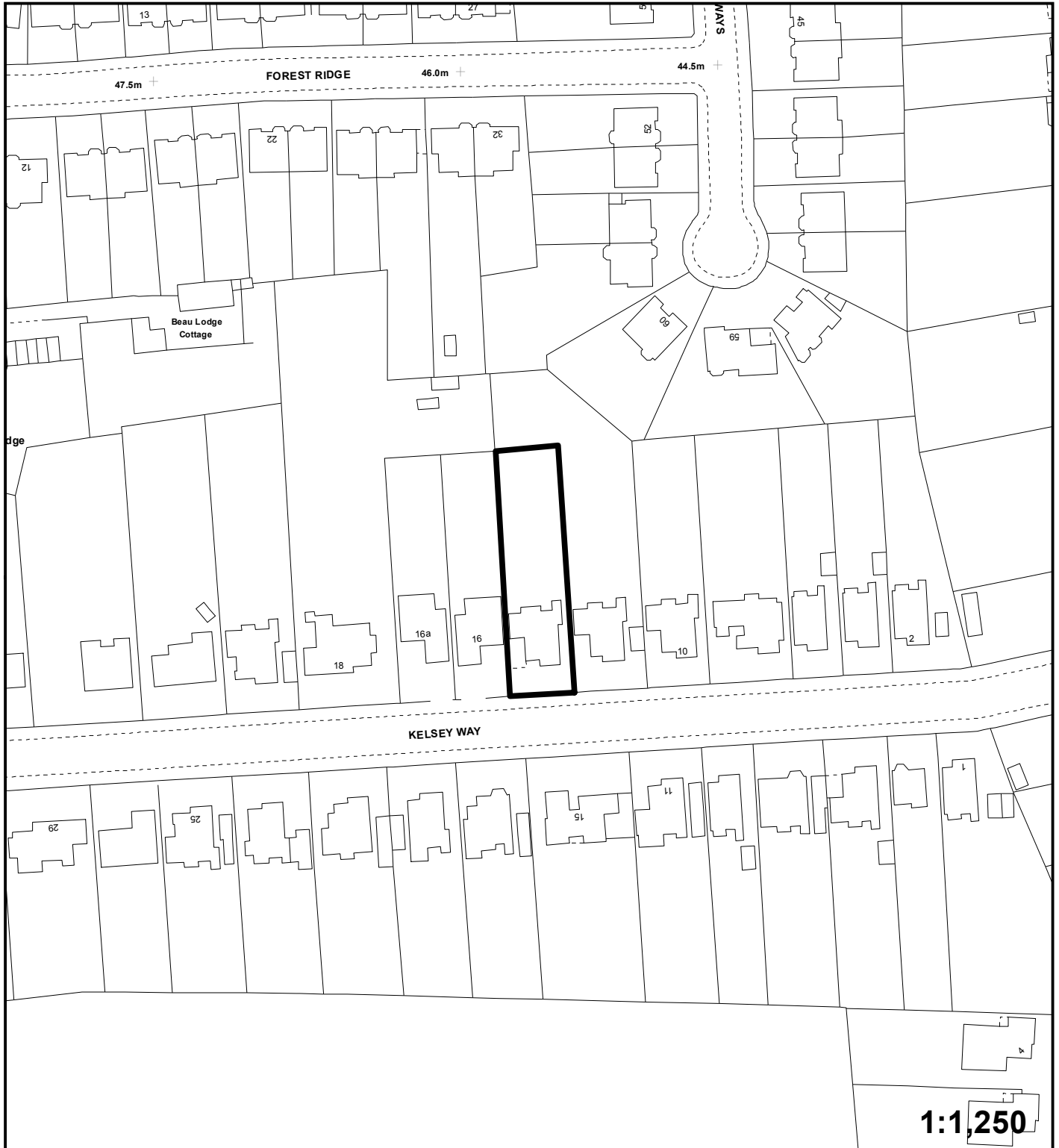
- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 years |
| ACA01R | A01 Reason 3 years |
| 2 | Before the balcony is first used the obscure glazed privacy screen shall be provided and subsequently shall be permanently retained thereafter.
In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the neighbouring property at No.12. |

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Application: 13/04148/FULL6

Address: 14 Kelsey Way, Beckenham, BR3 3LL.

Proposal:



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SECTION '2' – Applications meriting special consideration

Application No : 13/04199/FULL1

Ward:
Biggin Hill

Address : 39 Church Road Biggin Hill TN16 3LD

OS Grid Ref: E: 542214 N: 158996

Applicant : Mr & Mrs G Spiteri

Objections : YES

Description of Development:

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

Key designations:

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

Proposal

Update

The application was reported to Members at plans sub-committee on 20th March 2014 and Members resolved to grant planning permission. However, prior to the issuing of the decision, it became apparent that a number of adjoining owners had not been notified of the application. They have now been notified and any further comments received will be reported verbally.

The previous report is repeated below:

Proposal

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

Location:

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

Comments from Local Residents

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

- o Dwellings being erected are clearly visible from garden
- o Proposed dwelling will be even closer
- o Part of garden adjacent to dwelling has a swimming pool - will affect privacy
- o Possibility of it being extended to a two storey building later.

Comments from Consultees

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

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

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

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

Thames Water have advised:-

- With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.
- with regard to sewerage infrastructure capacity, they do not have any objection to the above planning application.
- with regard to water infrastructure capacity, they do not have any objection to the above planning application.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H8 Residential Extensions
H9 Side Space
NE7 Development and Trees
T3 Parking
T7 Cyclists
T18 Road Safety

SPG1 General Design Principles
SPG2 Residential Design Guidance

London Plan:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
5.3 Sustainable Design and Construction
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing out crime
7.4 Local Character
7.6 Architecture
Mayor of London's Housing Supplementary Planning Guidance

The NPPF 2012

Planning History

Planning permission was granted in 2008 (DC/07/02857) under Appeal for an infill development of four detached bungalows at the rear of No's 31 - 37 Church Road. The permission expired before development commenced.

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

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

Conclusions

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

The site of the proposed dwelling is visually screened from the Church Road frontage by existing dwellings and sufficient space would be provided between the houses fronting Church Road and the proposed dwelling. According to Policy H7 of the UDP, while backland development will generally be resisted, it may be acceptable provided it is small scale, sensitive to the surrounding residential area, there is adequate access, traffic should not cause unacceptable disturbance to neighbouring properties and a high standard of separation is required. In the 2012

Appeal at the adjacent site, the inspector considered that the development of 4 bungalows met all of the above criteria for an acceptable form of backland development. A lower form of residential density than outlined in table 4.2 of the UDP will also usually be required. In this instance, the total residential density, inclusive of the 4 approved bungalows, will amount to 20.83 units/hectare, which is below both the UDP and London Plan guidelines for this type of area. The proposal is therefore considered acceptable in terms of residential density.

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

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

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

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

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

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|--|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA04 | Landscaping Scheme - full app no details |

ACA04R Reason A04
 3ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
 4ACC07 Materials as set out in application
 ACC07R Reason C07
 5ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
 6ACH03 Satisfactory parking - full application
 ACH03R Reason H03
 7ACH22 Bicycle Parking
 ACH22R Reason H22
 8ACI02 Rest of "pd" Rights - Class A, B,C and E
 Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and to prevent overdevelopment of the site.
 9ACK01 Compliance with submitted plan
 Reason: In order to comply with Policies BE1, H7 and H9 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the area.
 10ACK05 Slab levels - no details submitted
 ACK05R K05 reason

INFORMATIVE(S)

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:
 - A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.
- 3 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop

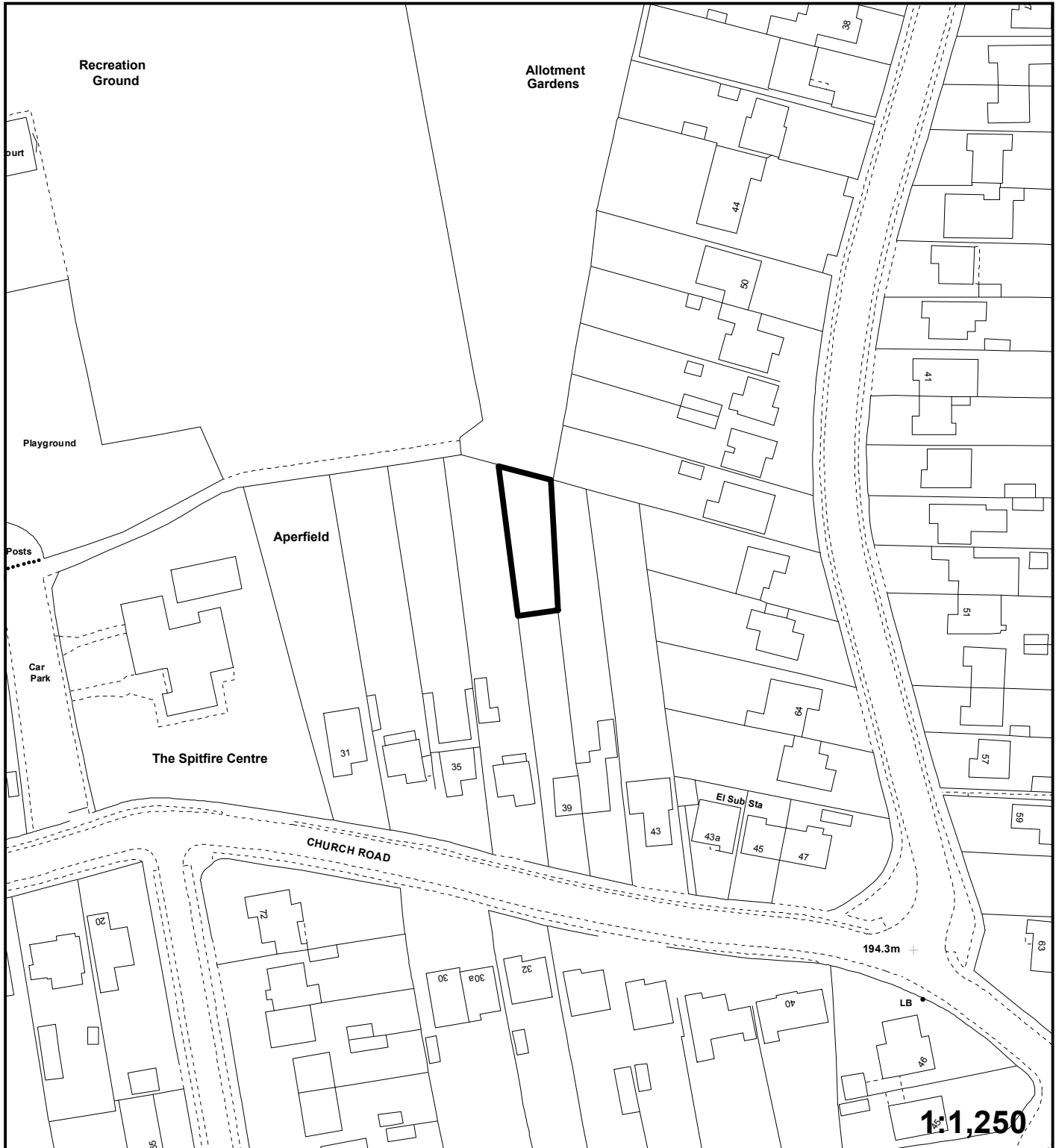
notice to prohibit further development on the site and/or take action to recover the debt.

- 4 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

Application: 13/04199/FULL1

Address: 39 Church Road, Biggin Hill, TN16 3LD.

Proposal:



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SECTION '2' – Applications meriting special consideration

Application No : 14/00078/FULL1

Ward:
Clock House

Address : 109 Croydon Road Penge London SE20
7TT

OS Grid Ref: E: 535019 N: 169461

Applicant : Mr Jamil Mohammed

Objections : YES

Description of Development:

Part one/two side and rear extension and conversion of single dwellinghouse to two 3 bedroom flats with accommodation with roofspace

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side and rear extension with a side dormer and the conversion of the resultant building to form two three bedroom flats. The extensions comprise:

- o First floor rear extension with a depth of 3.8m
- o A first floor side extension with a width of 1.4m, a side space of 1.6m and set 4.3m from the front elevation
- o A ground floor side extension with a width of 3.1m
- o A ground floor rear infill extension with a depth of 3.8m

Four parking spaces are proposed within the existing frontage as well as refuse storage

Location

The application site is set to the south-eastern edge of Croydon Road Penge just to the west of the junction of Elmers End Road and Anerley Road and features a two storey detached dwellinghouse with vehicular access.

The site is of a similar scale, form and design that of the adjoining properties at No.107 and No.111 with a variety of styles and scales present in the immediate area. The ground level is lower to the rear of the property, with the rear garden being set below the floor level of the dwelling and accessed by steps.

Comments from Local Residents

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

Comments from Consultees

Highways have raised no objections subject to condition, commenting that the four parking spaces and the use of the existing access is acceptable and cycle storage should be introduced.

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
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

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

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

Planning History

There is no planning history for the site. It is noted that the adjoining property at No.107 was granted planning permission in 2003, under reference 03/01418 and 03/02665, to be converted into two studio flats and a three bedroom dwelling. No.113 to the west was granted planning permission, under reference 04/04388, to be converted into 1 three bedroom, 1 two bedroom and 1 one bedroom flats. Nos 115-121 area all in use as flats or Houses of Multiple Occupation.

Conclusions

At ground floor level the proposal would not be dissimilar to the existing side and rear elements. However, the overall footprint would be the same and as such no further impact upon the amenities or outlook of the residents at No.107 is anticipated. The existing garage to the eastern boundary would be converted and incorporated within the new extension and its impact would therefore remain as existing. The area to be infilled at ground floor level is enclosed by this garage and

an existing single storey rear extension and it is not considered that this part would have any harmful impact upon the amenities of the residents at No.107.

At first floor level the side extension would have a width of 1.4m and is set back from the front elevation by 4.3m. Policy H9 requires that all developments of two or more storeys provide a minimum 1m side space to the boundary for the full height and length of the proposal. The first floor element would have a 1.6m separation and would sit above the ground floor element which is to the boundary.

As such, although the whole development does not feature a 1m side space, it is considered that the ground element replicates the existing built form and a good level of separation is proposed at first floor level. It is not considered that any terracing or harm to the existing spatial standards would result from the separations proposed given the relatively small width of the first floor side element.

The two storey rear extension occupies much of the footprint of the existing single storey rear extension at ground level and therefore the main consideration is that of the impact resulting from the first floor element. To the eastern boundary this would have a separation of 1.6m to match the side extension, while to the western boundary to No.111 there would be a 3m separation. For a detached property of this nature the 3.8m projection is towards the upper limits of acceptability, however the levels of separation provided to the adjoining properties and the orientation of the property are considered to mitigate any harm in terms of outlook and daylight to those adjoining residents.

With regard to the proposed accommodation, both flats are considered to result in adequate room sizes and good levels of internal circulation. A terrace area is proposed for the ground floor flat with the sub-division of the large rear garden to form two tandem gardens resulting in a good level of amenity area for the intended future occupiers.

The conversion into flats is not considered to be out of character with the area, with all of the properties in this row to Worbeck Street to the west being in use as flats with the exception of No.111 which remains a single dwellinghouse and No.115 which a House in Multiple Occupation. The four parking spaces are considered acceptable for this level of occupation in this area with a good sized frontage capable of accommodating this without harming the character of the area.

It is therefore considered that the proposal is acceptable in terms of the resulting impact upon the character and spatial standards of the area, the off-street parking provision proposed, and the impact of the extensions upon the outlook and residential amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/00078 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2ACA04 Landscaping Scheme - full app no details
- ACA04R Reason A04
- 3ACA07 Boundary enclosure - no detail submitted
- ACC07R Reason C07
- 4ACC04 Matching materials
- ACC04R Reason C04
- 5ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 6ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 7ACH22 Bicycle Parking
- ACH22R Reason H22
- 8ACH32 Highway Drainage
- ADH32R Reason H32

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

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

- 10ACK01 Compliance with submitted plan
- ACK05R K05 reason

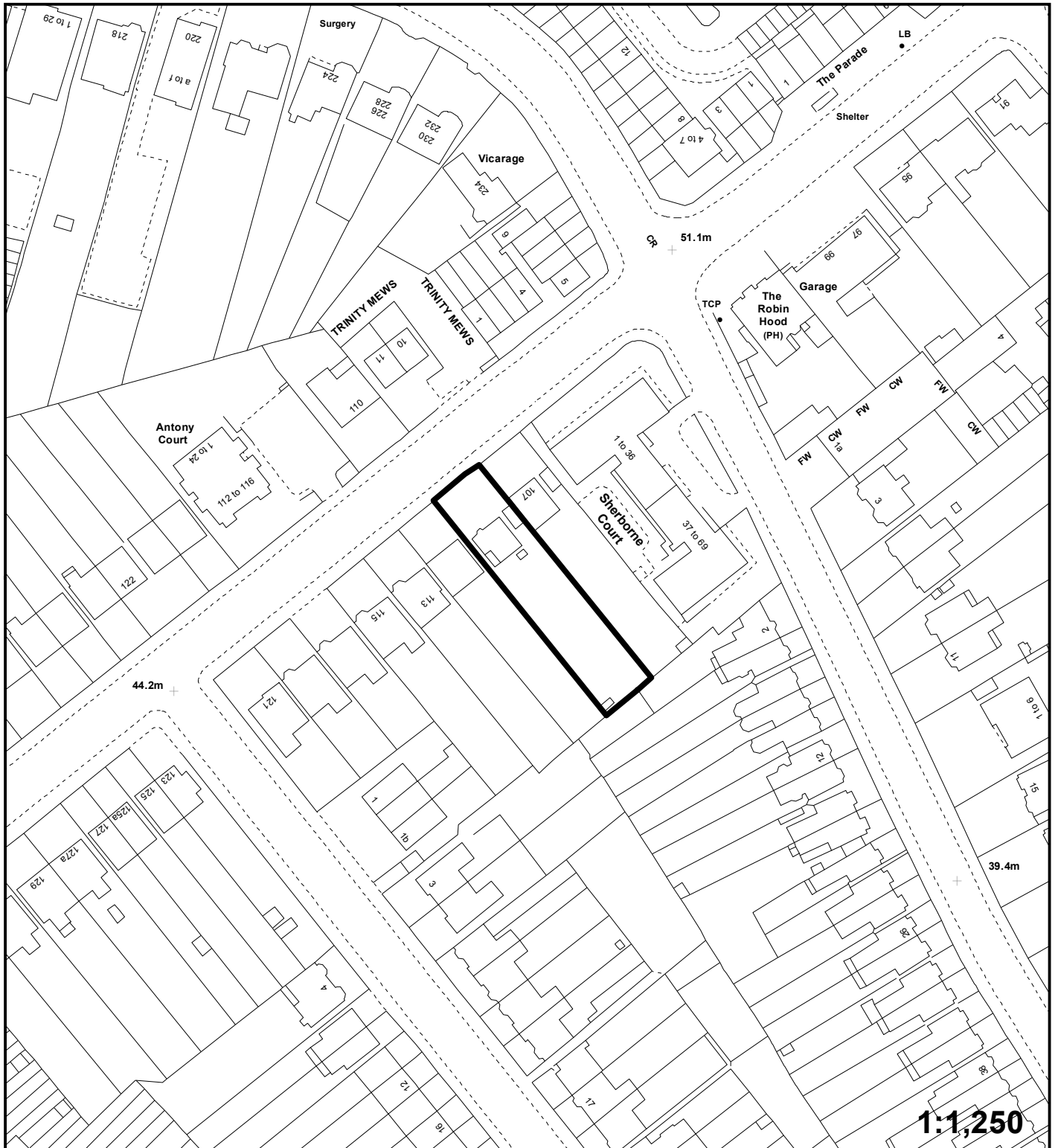
INFORMATIVE(S)

- 1 RDI25
- 2 RDI10
- 3 RDI15
- 4 Street furniture/ Statutory Undertaker's apparatus "Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant

Application: 14/00078/FULL1

Address: 109 Croydon Road, Penge, London, SE20 7TT.

Proposal: Part one/two side and rear extension and conversion of single dwelling house to two 3 bedroom flats with accommodation with roof space.



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SECTION '2' – Applications meriting special consideration

Application No : 14/00142/FULL1

Ward:
Copers Cope

Address : 134 High Street Beckenham BR3 1EA

OS Grid Ref: E: 537333 N: 169485

Applicant : Marcus King And Co

Objections : YES

Description of Development:

Part two/three storey rear extension, four dormers to front roof slope and conversion from 3 flats to 8 one bedroom studio flats at Nos. 134 and 136 High Street

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Primary Shopping Frontage

Proposal

Permission is sought for the erection of a part two, part three storey rear extension and the insertion of four dormers to the front roof slope. The existing building is divided into two one bedroom and one two bedroom flats (three in total) and it is proposed to convert these and the resulting extended area to form 8 flats, two of which are within the rear extension.

The extension would project from the rear wall at first and second storey level to a depth of between 3.8m and 6.7m. Due to the staggered rear elevation a depth of 9.1m is presented to the eastern elevation. At roof level (third floor) the extension has a depth of 2.3m and effectively forms a dormer type roof extension.

Location

The application site is located to the northern edge of High Street Beckenham opposite Christ Church Halls and the junction with Fairfield Road to the southern edge. The site comprises No.134 and 136 and forming a three storey end-of-terrace building with residential flats to the upper floors and commercial units to the ground floor. A large single storey rear extension serves the commercial premises

at No.134 and a smaller extension to No.136 with metal stairs from the rear serving the residential units above situated to both extensions.

An access road to the rear of the buildings abuts the eastern flank elevation and serves 'Crusader Hall' located to the rear as well as the rear of Nos 128, 130 and 132 to the east and Nos.134-158 to the west, where a further access is located. A parking area for four to five cars is located to the rear of No.136 with smaller area behind No.134.

Consultations

Comments from Local Residents

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

Comments from Consultees

Highways have raised no objection, commenting that there are Pay & Display bays within close proximity of the premises; also the site is located within a high PTAL area. Furthermore there is a public car park at St. George's Road which is within walking distance of the application site. The development would not have a significant impact on the parking demand and traffic generation within the surrounding road network.

Thames Water raise no objection.

No objections are raised by the Designing Out Crime Officer, commenting that the proposal should be able to gain Secured by Design accreditation for design and layout as well as part 2 physical security, with the guidance of 'New Homes 2010' and by incorporating accredited, tested certificated products.

Environmental Health (Housing) have raised concerns at the bedroom sizes of two of the flats and the location of the bathrooms.

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
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential

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

Planning History

No.134

A single storey rear extension was permitted under application reference 91/01367, as well as a number of advertisement consents and shopfront related planning permissions.

There is no planning history for No.136.

Members should note the planning history of nearby properties:

Nos.142 and 144

Application reference 08/01579 granted planning permission for a third floor rear extension with elevational changes and the conversion to form 6 one bedroom flats

Nos. 146 and 148

Application reference 08/03052 granted planning permission for a third floor rear extension and front and rear elevational changes to convert the building into six one bedroom flats.

No 128 and 130

Application reference 02/03855 granted planning permission for a two storey rear extension

Conclusions

The rear extensions at roof level would closely resemble those to the neighbouring properties to the west, namely Nos.142-148 and on this basis it is considered that such an enlargement in this location has previously considered to be acceptable and that the proposal would not be out of character with the area.

Rear extensions at first and second floor level are also common within this row of properties, with a far larger rear extension present to Nos.128 and 130 to the east. A 9.1m flank wall would be introduced to the side of No.134, however this bounds the access road and is not considered to result in any introduction of further terracing or an erosion of spatial standards.

Given the separation of the development to No.132 it is not considered that the development would have an adverse impact upon the amenities of the occupants

of that property. To the west the residents of No.142 are not considered to be adversely affected in terms of daylight or outlook given the 6m separation from the rear window to the side elevation of the rear extension.

Front dormers will only normally be permitted by the Council if they are a feature area and do not harm the character of the host dwelling. The buildings to both the east and west feature front dormers of the same scale and design and the proposal would represent a continuation of that feature. On that basis it is not considered that the introduction of front dormers to the site would be harmful or unacceptable.

The property is already in residential use and as such consideration must be given to the increase in the number of units and subsequent intensification of the use. The residential offer is to be altered to provide studio accommodation rather than the existing one and two bedroom single storey and duplex flats currently in place.

The developments nearby are of a similar density. No.128-130, No.140-142 and No.144-146 all accommodate six one bedroom flats and although the current proposal offers studio accommodation, it is not considered that the introduction of this type of residence is out of character in terms of either the number of units or their size. For the type of accommodation proposed the floor areas are considered acceptable and would not result in a sub-standard level of accommodation for the intended future occupants.

No objections have been raised from a highways perspective in relation to the impact upon the existing parking situation in the area. It is considered that the development would not have a significant impact on the parking demand and traffic generation within the surrounding road network given its town centre location and the proximity of adequate parking provision.

It is therefore considered that the proposed development is acceptable in terms of the impact of the proposed extensions to the rear upon the amenities and outlook of neighbouring residents, the effect of the front dormers upon the character of the area, and the quality and number of residential units being proposed.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/00142 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04
3ACH22	Bicycle Parking
ACH22R	Reason H22
4ACI21	Secured By Design

ACI21R I21 reason
5ACK01 Compliance with submitted plan
ACK05R K05 reason
ACA01R A01 Reason 3 years

INFORMATIVE(S)

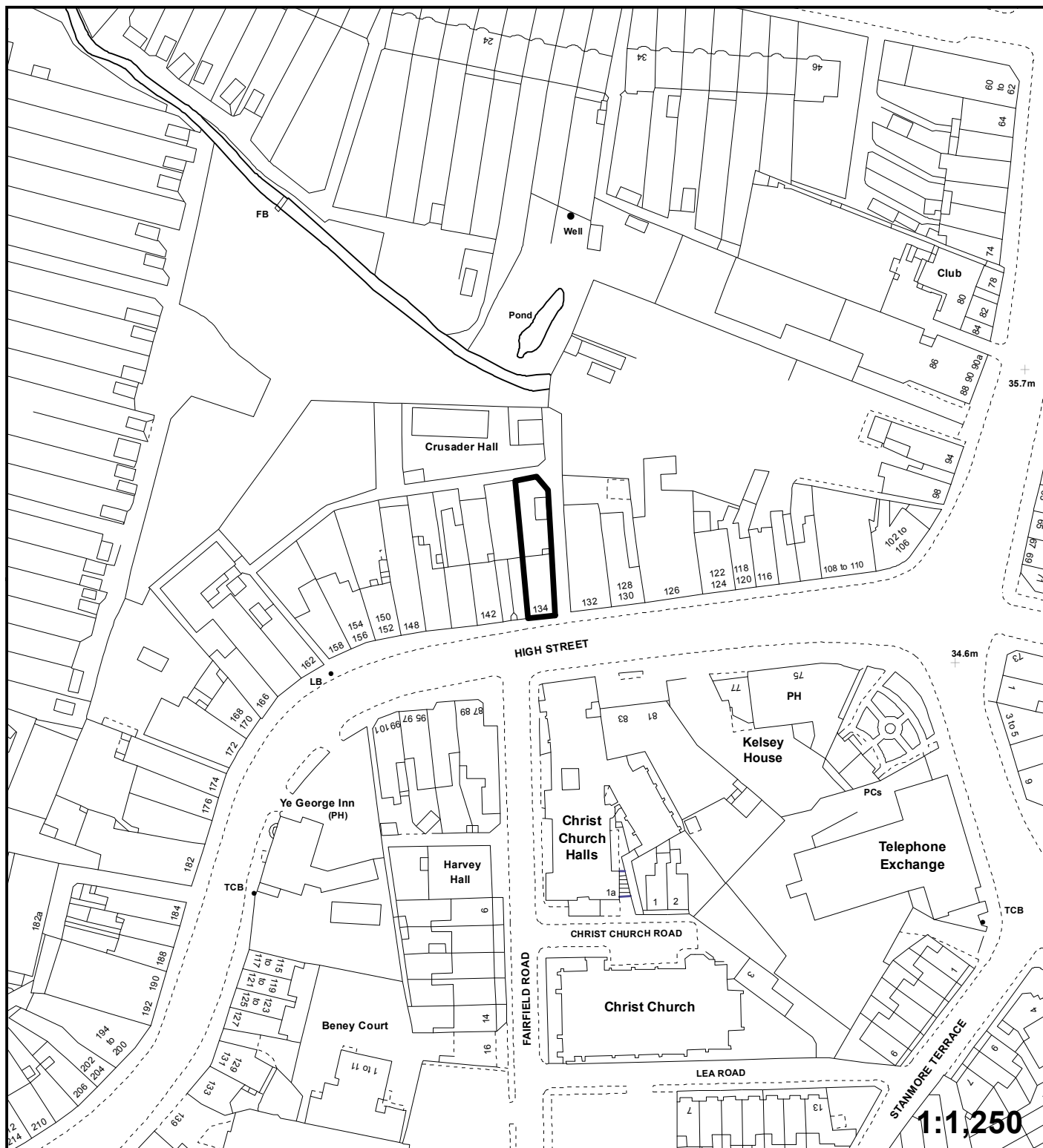
- 1 RDI25
- 2 RDI10
- 3 RDI15
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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Application: 14/00142/FULL 1

Address: 134 High Street, Beckenham, BR3 1EA.

Proposal: Part two/three storey rear extension, four dormers to front roof slope and conversion from 3 flats to 8 one bedroom studio flats at Nos. 134 and 136.



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SECTION '2' – Applications meriting special consideration

Application No : 14/00237/FULL6

Ward:
Crystal Palace

Address : 8 Lansdowne Place Anerley London
SE19 2UQ

OS Grid Ref: E: 533564 N: 170323

Applicant : Mr Dave Eacott

Objections : YES

Description of Development:

Part one/two storey side extension including roof terrace

Key designations:

Conservation Area: Belvedere Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

The host property is a Locally Listed building situated within a small enclave just off Lansdowne Place and at the western edge of the Belvedere Road Conservation Area. The host property itself is a relatively modest two storey cottage, and the proposal is for a part one, part two storey extension into an existing courtyard at the side, incorporating a roof terrace at first floor level.

The ground floor extension would project 5.2m to the side to create additional living/dining space, with a projection of 1.7m at first floor level to enlarge the main bedroom. 2.0m high slatted timber screening is proposed for the roof terrace, along with two walk-on rooflights to allow light into the ground floor extension.

Location

The site is located at the north-western extremity of the London Borough of Bromley (LBB), within the Belvedere Road Conservation Area. Surrounding properties to the north and west falling within the administrative boundary of the London Borough of Croydon.

Comments from Local Residents

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

- o The proposed materials make the proposal effectively two storey

- o The proposal will affect light to 8A Lansdowne Place and impact on the outlook around the house
- o The proposal will affect the character of the area
- o The scale of the works will create a long period of disturbance to residents
- o The terrace screening will darken the courtyard outside No.8
- o Concerns over potential for overlooking towards No.10 Tudor Road
- o The proposal will be out of character with the area
- o Concerns over where building materials will be stored during construction
- o Concern over potential loss of vegetation

Comments from Consultees

From a Conservation point of view the proposal is tucked away towards the rear of the site and is unlikely to cause any harm to Conservation Area. It is considered that the design and materials could create an interesting contrast; subject to standard conditions, no objection is raised.

The Council's Advisory Panel for Conservation Areas (APCA) also inspected the file and raised 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), BE10 (Locally Listed Buildings), BE11 (Conservation Areas), H8 (Residential Extensions), H9 (Side Space)

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

The Council also has adopted Supplementary Planning Guidance for the Belvedere Road Conservation Area, within which the property is located.

Planning History

Under application reference 86/02135/FUL the conversion of the existing coach house into a cottage was granted consent.

Under ref: 13/03378/FULL6 an application to construct a second floor and roof terrace at No.7 Lansdowne Place (to the front of No.8) was refused by the Council. The proposed addition was considered to be excessive, bulky and poorly designed and did not respect the character of the existing building, the streetscene or the conservation area. The proposal was also deemed to be detrimental to the siting of the nearby locally listed building (No.8).

Conclusions

Members will note that there are a number of different elements of the proposal that require consideration. These are the proposed ground floor single storey addition; the replacement of the 'stable' doors in the front elevation; the first floor extension; the creation of a roof terrace; the proposed materials; the anticipated impact of the proposal on surrounding amenity; and any impact on the character of the Conservation Area.

The existing 'stable' doors in the front elevation of the property are in a poor state of repair and clearly require attention. The proposal is to replace these doors with similar high-level windows and timber cladding to match that proposed for the side elevation of the extension. The doors are not considered to add any significant value to the visual appearance of the building, and their loss is not considered to be unacceptable.

The existing courtyard provides around 23m² of outside amenity space for the host building, and forms part of the setting of the listed building. The development would result in the loss of the existing outside amenity space (23m²) but would be replaced with an external roof terrace of around 15m². From a Conservation perspective it is considered that the courtyard is not of particularly high character value, and adds little to the prevailing nature of the Conservation Area. It is of note that no objection is raised to the proposal by the Councils Conservation Officer or Advisory Panel for Conservation Areas (APCA).

The first floor extension would add around 1.7m of additional side projection, bringing the building line at first floor level in line with that of No.4 Lansdowne Place to the north-east. The roof height has been designed to be lower than that of the original roof, in a deliberate attempt to create a subservient addition to, rather than a simple extrusion from, the main building. This approach is in line with the general direction set out in the Council's Supplementary Planning Guidance.

The main impact of the one/two storey extension would be on the outlook of the two windows in the northern side elevation of No.8A. These windows appear to serve habitable rooms, and belong to the respective ground and first floor flats in the neighbouring property. The existing arrangement is such that the outlook of these windows is directly onto the courtyard area, with a high degree of mutual overlooking. The extension itself would reduce the sense of a loss of privacy to some degree, with only a small area of glazing proposed. This ground floor window in the front elevation would be screened by the existing vegetation on site, which the applicant has not intimated will be removed. On this basis, and on balance, the relationship between the host and No.8A is considered acceptable when considering the extension in isolation.

The provision of a roof terrace is the biggest concern. The area is densely developed, and the proposed roof terrace would be visible from the immediate surrounding properties. While Kendall Court and the rear of No's 10 and 12 Tudor Road (the development to the east) are 4 storeys high, with windows facing directly onto the rear of The Coach House, the terrace would be highly visible from the flank elevation of No.8A.

However, the applicant has suggested a 2.0m high slatted timber screen to the southern and eastern elevations (towards No.8A and the rear of Tudor Road respectively) which reduces the overall impact of the first floor terrace to a large degree. Such a screen is necessary in order to guard against any undue sense of overlooking or loss of privacy at nearby properties. On balance, and given the existing relationship between the host property and No.8A, the roof terrace with screening as proposed is not considered to result in a loss of amenity sufficient to warrant refusal of planning permission on that basis. It is considered appropriate to impose a condition requiring details of the means of screening proposed for the terrace to be agreed by the Council, should planning permission be granted.

Concerns have also been raised over the possibility of the screening proposed to impact on daylight to the courtyard between No.8 and No.8A, however given the positioning of 8A to the south of the site, any impact is not considered to be overtly harmful to the passage of daylight to this courtyard.

It is also noted that there are several examples of rear facing balconies and a roof terrace at the adjoining development to the north (4 Lansdowne Place) which also face towards the rear of those properties in Tudor Road. Representations have been received which make reference to a recently refused application at No.7 Lansdowne Place for a second floor extension and roof terrace (application ref: 13/03378/FULL6). It is of note that the report setting the issues with that particular application noted that the proposed extensions would have some impact on the amenities of properties to the rear, however, this was not considered to be so serious as to warrant refusal on that basis, particularly given the orientation of the buildings and the existing relationship. In respect of the impact of the current proposal at No.8, it must therefore be determined on its own individual merits.

In terms of the materials proposed, these would be very different to that of the host dwelling. This is a conscious attempt by the applicant to create a contrasting design rather than a pastiche. The designs and materials employed vary throughout the area, and the use of timber on the external surfaces could create an interesting contrast to the facades of the host building and its immediate neighbours. Given the sensitivities of the building and the surrounding area, a condition requiring details of all external materials proposed to be submitted and agreed by the Council is considered appropriate and reasonable.

On balance, and having regard to the above it was considered that the extension as proposed and provision of a roof terrace would not result in significantly harmful impact on the amenity of nearby properties. The extension would utilise a modern palette of materials which would create an interesting contrast to the host building, subject to a condition requiring details of all materials to be submitted to the Council and agreed in writing. On this basis, Members may agree that planning permission should be granted.

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

RECOMMENDATION: PERMISSION

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

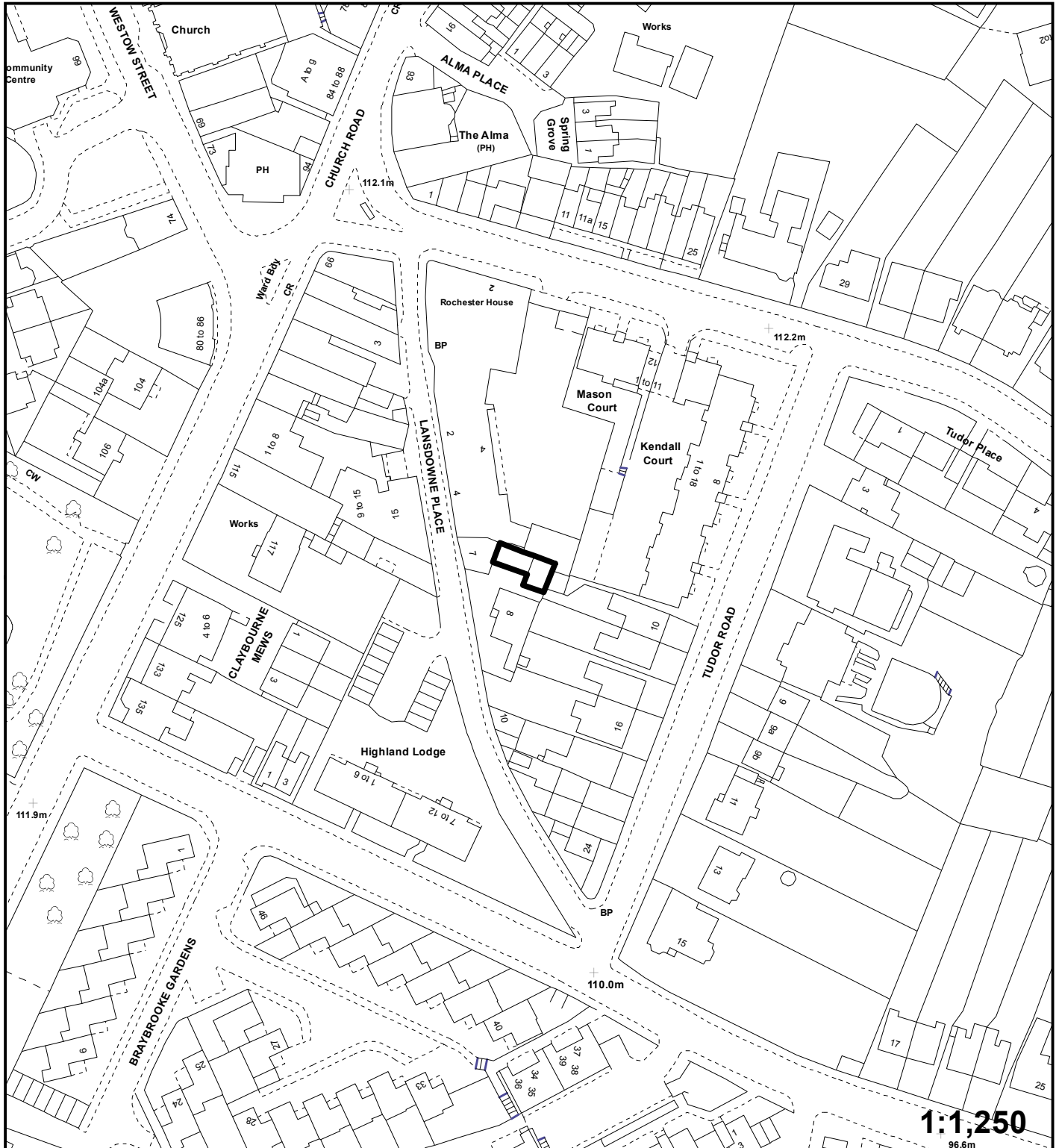
1ACA01	Commencement of development within 3 years
ACA01R	A01 Reason 3 years
2ACC01	Satisfactory materials (external surfaces)
ACC01R	Reason C01
3ACI24	Details of means of screening-balconies
ACI24R	Reason I24R
4ACK01	Compliance with submitted plan
ACK05R	K05 reason

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Application: 14/00237/FULL6

Address: 8 Lansdowne Place, Anerley, London, SE19 2UQ.

Proposal:



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SECTION '2' – Applications meriting special consideration

Application No : 14/00391/FULL6

Ward:
Plaistow And Sundridge

Address : 14 Holligrave Road Bromley BR1 3PJ

OS Grid Ref: E: 540401 N: 169941

Applicant : Mr Karunanithi Kamalakumar

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

The application should be considered as a joint scheme with No.12 Holligrave Road (application ref.14/00392).

- The extension would span the full width of the existing property to provide a dining room
- the extension would have a 5m deep maximum rearward projection (as scaled from the rear of the existing building)
- the extension would be stepped back at the eastern corner by approximately 2.1m
- an existing side lean-to style extension is to be demolished.

Location

The application site comprises a two storey semi-detached dwellinghouse.

Comments from Local Residents

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

Comments from Consultees

No consultees were notified.

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions

A planning application for a single storey rear extension at No.12 was submitted in conjunction with this application and is currently being considered under ref.14/00392.

Planning History

None relevant

Conclusions

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

The application is part of a joint scheme with the adjoining semi-detached property, No.12, both involving single storey rear extensions with a maximum rear projection of 5 metres from the rear of the main dwelling. As such, the impact of the current proposal on the amenities and outlook of the occupants of No.12 is not likely to be significant.

In terms of the impact on the occupiers of No.16, the additional rearward projection proposed to this flank boundary is only 2.9m with the larger part of the extension set-in 2.63m from the flank elevation. As such the impact on the outlook and amenities of these neighbouring occupiers is considered acceptable.

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

Background papers referred to during production of this report comprise all correspondence on the file refs 14/00391 and 14/00392 set out in the Planning History section above, excluding exempt information.

As amended by documents received on 26.03.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

ACC04R Reason C04
 3ACI07 Restrict to members of household (1 in) 14 Holligrave Road
 ACI07R Reason I07
 4ACI13 No windows (2 inserts) eastern flank extension
 ACI13R I13 reason (1 insert) BE1
 5ACK01 Compliance with submitted plan
 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.

6 The development hereby permitted shall be carried out as a single building operation in conjunction with the development approved at No.12 Holligrave Road (ref.14/00392) and they shall be substantially completed within 3 months of each other.

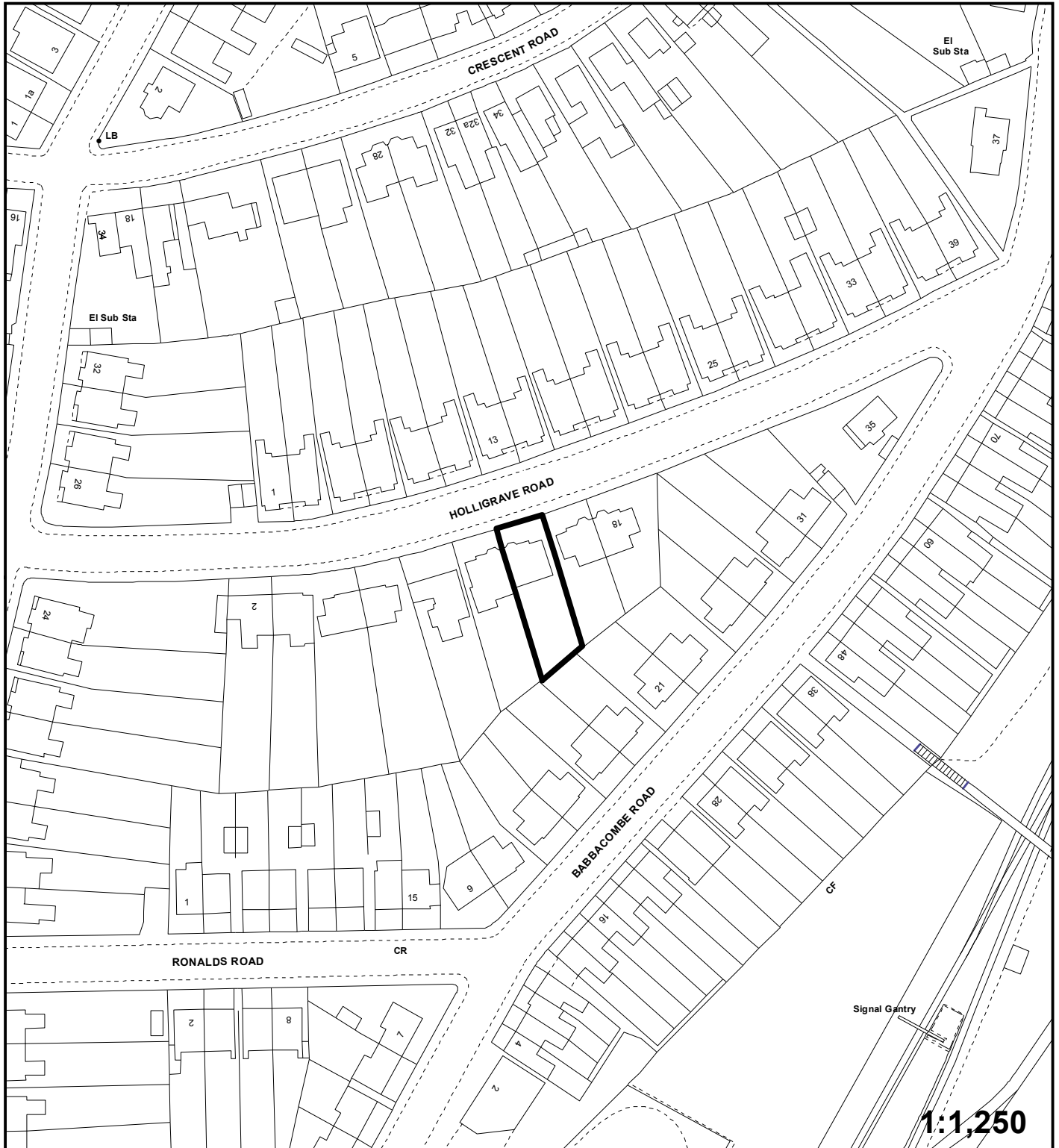
In order to comply with Policies BE1 and H8 of the Unitary Development Plan, and in the interest of the residential amenities of the area.

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Application: 14/00391/FULL6

Address: 14 Holligrave Road, Bromley, BR1 3PJ.

Proposal:



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SECTION '2' – Applications meriting special consideration

Application No : 14/00392/FULL6

Ward:
Plaistow And Sundridge

Address : 12 Holligrave Road Bromley BR1 3PJ

OS Grid Ref: E: 540392 N: 169938

Applicant : Mr Cengil Esengul

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

The application should be considered as a joint scheme with No.14 Holligrave Road (application ref.14/00391).

- There is an existing small single storey rear extension to this property
- the extension would span the full width of the existing property
- it would result in a dining room (accessed via the central kitchen) and a bathroom (accessed via the new dining room)
- the extension would have a 5m deep maximum rearward projection (as scaled from the rear of the existing building)
- the extension would project 2.12m from the rear of the existing extension.

Location

The application site consists of a two storey semi-detached dwellinghouse.

Comments from Local Residents

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

- o Rear corner of extension will be within line of site of bay window of neighbouring property

- o Want assurance from Council that extension will not affect light or damage foundations of property
- o No.12 may be subdivided into two separate dwellings
- o New front door installed at side
- o Letterbox attached to side gate
- o Application will prolong loss of peace and quiet
- o Additional family have been observed entering newly create ground floor flat
- o Historical covenant in road prohibits sub-division.

Comments from Consultees

No consultees were notified.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

A planning application for a single storey rear extension at No.14 was submitted in conjunction with this application and is currently being considered under ref.14/00391.

It is alleged that the application dwelling has been sub-divided into two separate dwellings, however the applicant confirms that there is only one single dwelling. Further investigation is being undertaken.

Planning History

13/03410 - Single storey rear extension and decking - REFUSED on the following grounds:

The rearward projection of the proposed extension adjacent to the boundary with No.14 Holligrave Road is considered to be excessive and likely to be detrimental to the residential amenities of No.14 in terms of loss of outlook and light, and is therefore contrary to Policies H8 and 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 order to try and address the refusal ground of the previous scheme (re.13/03410) the applicants have now submitted a joint scheme with the adjoining semi-detached property, No.14, both involving single storey rear extensions with a maximum rear projection of 5 metres from the rear of the main dwelling. As such,

the impact of the current proposal on the amenities and outlook of the occupants of No.14 is not likely to be significant.

The impact of the proposed extension on No 10 Holligrave Road is considered to fall within acceptable levels as the properties are offset and the additional rearward projection proposed to this flank boundary is only 2.1m.

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

Background papers referred to during production of this report comprise all correspondence on the file refs 14/00392 and 14/00391 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACI07 Restrict to members of household (1 in) 12 Holligrave Road
- ACI07R Reason I07
- 4ACK01 Compliance with submitted plan
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
- 5 The development shall be carried out in conjunction with the development approved at No.14 Holligrave Road (ref.14/00391) and they shall be completed within 3 months of each other
In order to comply with Policies BE1 and H8 of the Unitary Development Plan, and in the interest of the residential amenities of the area.

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Application: 14/00392/FULL6

Address: 12 Holligrave Road, Bromley, BR1 3PJ.

Proposal:



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Application No : 14/00397/FULL6

Ward:
Shortlands

Address : 39 Wickham Way Beckenham BR3 3AE

OS Grid Ref: E: 538189 N: 168238

Applicant : Mr Nigel Crump

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormer, skylights and balcony element, single storey rear extension and first floor rear extension with side dormers on both elevations and conversion of garage to habitable accommodation

Key designations:

Conservation Area: Park Langley
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposal seeks to provide a single storey rear extension, alterations to garage to provide two storey accommodation, roof alterations including a balcony and garage.

The property is located adjacent to the junction with Malmains Way, set within a generous plot.

Location

The host property is located on Wickham Way, Park Langley with much of the area characterised by spacious properties typical of the Garden City movement. The area has a high spatial standard with many of the properties enjoying large plots with established gardens. This part of Wickham Way is also situated within the Park Langley Conservation Area, for which additional guidance in relation to alterations and extensions is set out within the SPG detailed above. Given the designation of the area, the Council will look to ensure that any development proposals preserve and enhance not only the host property, but the prevailing character of the wider area.

Comments from Local Residents

Comments received during the consultation are summarised as follows:

- o The massing of the extension along Malmain's Way is far too large
- o Detracts from the Conservation Area
- o Will affect vista along Malmain's Way
- o Concerns in relation to overlooking of second floor windows
- o Loss of privacy from construction of three north facing dormer windows
- o Distance between rear extension and boundary
- o Privacy issue relating to large skylight

The full text of comments received are available to view on the file.

Comments from Consultees

The Advisory Panel for Conservations object to the proposal as it detracts from the integrity of the original design and is to dominant contrary to BE1, BE11 and general advice 3.24 and 3.25 of the SPG.

From a Conservation Area point of view no objections are raised.

Planning Considerations

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

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
 Supplementary Planning Guidance for Park Langley Conservation Area

Conclusions

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

In addition, when considering proposals the Council will give attention to design, general amenity, Conservation Area Location, impact on neighbours and potential loss of daylight and sunlight.

The application involves a single storey rear extension. It is noted that the existing house is sited at an irregular angle. However, it is considered on balance that the extension with together with a large sky does not result in undue harm to neighbouring residential amenity.

The application involves alterations to the existing garage along Malmins Way and whilst extension is sizable, the overall building height is kept to a modest height with dormers to front and rear and the site benefits from the return frontage with limited built activity at this point. The consequence being that the proposal would not result harm the character and appearance of the location including the Conservation Area status.

It is noted that would be willing to accept a condition on the approval to make the 3 dormer windows facing No.37 Wickham Way obscure glazed.

The changes to the host roof including the balcony/terrace it is noted that the balcony is planned to be inset into the roof.

In summary, the proposal will result in an unacceptable additional level of impact of the amenities of the surrounding residential properties, nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACK01 Compliance with submitted plan
In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.
- 4ACI12 Obscure glazing (1 insert) to the dormers facing 37 Wickham Way
- ACI12R I12 reason (1 insert) BE1

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Application: 14/00397/FULL6

Address: 39 Wickham Way, Beckenham, BR3 3AE.

Proposal: Roof alterations to incorporate rear dormer, skylights and balcony element, single storey rear extension and first floor rear extension with side dormers on both elevations and conversion of garage to habitable accommodation.



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SECTION '2' – Applications meriting special consideration

Application No : 14/00698/FULL6

Ward:
Petts Wood And Knoll

Address : 27 West Way Petts Wood Orpington
BR5 1LN

OS Grid Ref: E: 544700 N: 167659

Applicant : Mr Cristian McDermott

Objections : YES

Description of Development:

Single Storey side extension incorporating a garage to the front of the property.

Key designations:

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

Proposal

The proposal comprises a ground floor garage to the front of the site that will be sited adjacent to the flank boundary. Behind this, the ground floor side extension will run the length of the dwelling, connecting the house to the existing outbuilding at the rear, with a rear extension of 0.85m to achieve the connection.

The roof will provide a false pitch to the front with a height of 3.2m and the flat roof behinds this will have a height of 2.6m. The attached building to the rear will have a pitched roof with a height of 3.9m.

Location

The property is located on the northern side of West Way. The site currently comprises a semi-detached two storey dwelling. The area is characterised by similar semi-detached houses set within relatively spacious plots. The area is characterised by generous side space between buildings and the area falls within the Petts Wood Area Of Special Residential Character.

Comments from Local Residents

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

- o Impact on the character and appearance of the Area of Special Residential Character (ASRC) - precedent would be set for further similar side extensions that would impact on the character of the area

- o Spaces between dwellings would be reduced, altering the character of West Way and would be contrary to UDP policies that seek to preserve the gaps between buildings and prevent the erosion of the spaciousness of the area
- o Proposal would lead to future terracing effect on the road
- o Proposed garage is an inadequate width for use as a garage for cars.
- o Letters of support have been received stating that then proposal would not impact harmfully on the character of the area.

Comments from Consultees

None.

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

H10 Areas of Special Residential Character

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

Planning History

Planning permission was refused under ref. 11/03348 for a part one/two storey side and rear extension. The refusal grounds were as follows:

'The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene and the Area of Special Residential Character, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and H10 of the Unitary Development Plan.

The proposed extension, by reason of its excessive bulk and scale, would result in a detrimental impact on the character and appearance of the Petts Wood Area of Special Residential Character, contrary to Policies BE1 and H10 of the Unitary Development Plan.'

The proposal was subsequently dismissed on appeal. The Inspector states:

'No 27 is a 2 storey semi-detached dwelling within Petts Wood Area of Special Residential Character, as defined by the adopted Bromley Unitary Development Plan (UDP). West Way contains other detached and semi-detached dwellings of varying styles. I saw when I visited the site that those on the opposite side of the

road to the appeal side are designed in a slightly different manner and are positioned closer together than most of the dwellings on this side of West Way. On this side of the road the semi-detached dwellings, similar to No 27, have double driveway widths between them. This uniform rhythm of development and the space between the dwellings is an important part of the character and appearance of the streetscene here.

The proposed garage would be built close to the side boundary and although the first floor side extension would be set off the boundary it would still be close, at 1.5m. While, it would accord with UDP policy H9 in so far as it seeks to ensure that 2 storey extensions are positioned a minimum of 1m from the side boundary of the site, the large extension would result in an erosion of the rhythm of development here and in particular the space between the dwellings. As such, it would conflict with UDP policy H10 which seeks to protect the established character and appearance of Areas of Special Residential Character, such as this.

I am aware that some other dwellings in the surrounding area have been extended in a similar manner. Nevertheless, I have dealt with this case on its own merits and on the basis of the character and appearance of the dwellings nearby and on the same side of the road, since this is the context that the proposal would be seen within.

Given the orientation of the dwelling and its relationship to other dwellings nearby I am not convinced that the proposal would have a detrimental effect on local living conditions. However, this lack of harm is greatly outweighed by my findings in relation to the main issue.'

Planning permission was refused under ref. 12/02038 for a part one/two storey front/side and rear extension. The refusal grounds were as follows:

'The proposed extension, by reason of its design and siting, would erode the space between the buildings and would result in a detrimental impact on the character, rhythm and spatial standards of the streetscene and this part of the Petts Wood Area of Special Residential Character, contrary to Policies BE1, H9 and H10 of the Unitary Development Plan.'

This application was also subsequently dismissed on appeal, with the Inspector raising similar concerns.

Planning permission was refused under ref. 13/02272 for a single storey front/side and rear and first floor rear extension, roof alterations to incorporate rear dormer extension. The refusal grounds were as follows:

'The proposed extension, by reason of its design and siting, would erode the space between the buildings and would result in a detrimental impact on the character, rhythm and spatial standards of the streetscene and this part of the Petts Wood Area of Special Residential Character, contrary to Policies BE1, H9 and H10 of the Unitary Development Plan.'

The application was subsequently part allowed and part dismissed at appeal. The Inspector rejected the ground floor side section of the proposal and stated:

'The proposal seeks, in part, to construct a single storey flat roof side extension incorporating a garage, which would project beyond the main front elevation of the house, to a point broadly in line with the protruding bay windows to the front of the property. The single storey height of the proposed side extension would maintain the gap between properties at first floor level. However its prominent forward projection would, when viewed from the street, emphasise the intrusion into the characteristic gap between dwellings, which would not have been the case had the front of the garage been aligned with the main façade, in the location of the existing wooden gates.

Moreover, the forward projection beyond the main building line to the side of the property would appear as an incongruous feature in its own right, projecting beyond the broadly uniform main facade where, characteristically, protrusions are limited to bay windows. As a result, I consider that the projecting garage would cause unacceptable harm to the character and appearance of the street scene and the ASRC.

Since the garage is an integral part of the design of the ground floor extension, I am unable to sever it from the rest of the proposal so as to enable me to grant a split decision excluding the garage. Consequently, I must conclude that the whole of the proposed single storey side extension is contrary to Policies BE1 and H10 of the Council's Unitary Development Plan, which seek that development in ASRCs respect or complement the established and individual qualities of the individual areas and that development should not detract from the street scene.'

Conclusions

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

This side of West Way possesses no similar side extensions to that proposed, although some of the dwellings possess side car ports or open-sided structures. The opposite side of West Way comprises dwellings of a different character where side garages and two storey extensions are more common.

Following the Inspector's concerns, the proposed side extension has been redesigned so that it would not project in front of the building line. The Inspector found this projection to harm the character and appearance of the Area of Special Residential Character and dismissed this part of the appeal. The Inspector noted that there are no similar forward projecting garages or side extensions on this side of West Way.

The design and appearance of the single storey side extension closely matches that previously dismissed at appeal, with the extension set-back to be in line with the front of the dwelling. In paragraph 7 of the Inspector's report, the Inspector

considered whether it would be possible to sever the garage from the rest of the proposal to enable him to grant a split decision excluding the garage. Whilst the Inspector took the view that the garage was integral to the design of the overall ground floor extension, the text raises no objections that are of relevance to the revised proposal for the garage.

On the basis of the Inspector's previous concerns, it is considered that the alteration to the siting of the extension would satisfactorily address the Inspector's objection and the revised proposal would not be considered incongruous or have a significant impact on the character of the area.

Concerning the amenities of neighbouring properties, the Inspector found no issue in this regard. It is therefore considered that no additional harm could be caused as a result of the fact that the proposal has reduced the bulk by setting the garage back from the previously dismissed position. It is noted that the ground floor side window at No. 29 is obscurely glazed and serves a kitchen, however the relationship was considered acceptable on balance by the Inspector.

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 detrimental impact on the character and appearance of the Area of Special Residential Character and would not impact on neighbouring amenities. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 11/03348, 12/02038, 13/02272 and 14/00698 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC04 Matching materials
- ACC04R Reason C04
- 3ACK01 Compliance with submitted plan

In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

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Application: 14/00698/FULL6

Address: 27 West Way, Petts Wood, Orpington, BR5 1LN.

Proposal: Single Storey side extension incorporating a garage to the front of the property.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"
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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/01358/FULL1

Ward:
Penge And Cator

Address : 47 High Street Penge London SE20 7HW

OS Grid Ref: E: 535156 N: 170509

Applicant : Mr Jay Patel

Objections : YES

Description of Development:

Change of use from two flats to four flats and erection of part one, two and three storey rear extension

Key designations:

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

Proposal

Planning permission is sought for the erection of part one, two and three storey rear extension to facilitate conversion from 2 flats to 4 flats.

Currently the property is occupied by a retail unit on the ground floor with a 3 bedroom flat on the first floor and another 3 bedroom flat over the second and third floors. The proposed scheme would see the rear of the ground floor changed to a 2 bedroom flat, with a 2 bedroom flat on both the first and second floors and a 1 bedroom flat on the third floor.

Location

The application site is a middle of terrace building located on the northern side of Penge High Street between Kingswood Road and Mosslea Road. The surrounding area is dominated by the school to the south and similar properties to the application site with commercial uses on the ground floor and residential above on the northern side on the High Street.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 1 representation was received, which can be summarised as follows:

- o proposal would add to existing parking problems; and
- o proposal would add to existing rubbish/litter problems.

Comments from Consultees

Highways: No objection.

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply
H8 Residential Extensions
H11 Residential Conversions
S11 Residential Accommodation
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

No planning history.

Conclusions

The main issues relating to the application are:

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

PRINCIPLE OF RESIDENTIAL USE

The provision of satisfactory new residential units is encouraged. However, the proposal would involve the rear part of the ground floor retail unit being converted into a residential flat. Despite the loss of retail floorspace, sufficient retail

floorspace as well as the frontage to the High Street will remain so that the retail unit should remain viable.

Members may therefore consider that the principle of residential use is acceptable.

CHARACTER OF THE AREA AND STREETSCENE

The proposal involves extensions at the rear of the property only. In addition, the proposed extension will be within a terrace that has already been heavily altered.

Members may therefore consider that the proposal will not harm the streetscene or the character of the area.

STANDARD OF ACCOMMODATION

The proposed dwellings would aside from the ground floor flat; all meet the London Plan minimum space standards that need to be taken into account when considering applications for the creation of new residential units. Whilst the ground floor unit would be slightly undersized (by approximately 10%), it would have access to the rear outdoor amenity area and this would satisfactorily mitigate the lack of internal floorspace. Furthermore, the proposed flats, aside from the ground floor unit, will all be dual aspect.

Members may therefore consider that the proposed dwellings would provide an acceptable standard of accommodation for future occupiers.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension would add a significant amount of bulk to the existing extensions at the rear of the property. However, given the presence of the multi-storey extension to the rear of the adjoining property to the east (#49), it is not considered that the proposal would result in an unduly harmful sense of dominance or enclosure or loss of outlook.

Given the separation distance to the adjoining property to the west (#45), it is not considered that, on balance, the proposed rear extensions would result in an unduly harmful sense of dominance or enclosure or loss of outlook.

It is also noted that recent planning permission was granted for a first floor rear extension at #51 that would result in a similar overall bulk at the upper floors as to that proposed under this application.

Furthermore, it is noted that no objections from adjoining residents have been received.

Concern has been raised regarding additional rubbish however, the proposal will result in an additional 2 flats over and above the existing 2 flats and this is not considered to warrant refusal on potential rubbish generation, which is dealt with through regular collection as is standard practice.

Members may therefore, on balance, consider that the proposed rear extensions would be acceptable with regard to neighbouring residential amenity.

PARKING AND HIGHWAY SAFETY

Whilst the objection on parking grounds is noted, subsequent to initial concerns, the applicant provided a parking stress survey indicating that there are on-street parking spaces available for additional demand during the hours of maximum residential parking demand. Council's Highway Officer was satisfied with the parking survey and also noted that the area has a moderate PTAL rate.

Members may therefore consider that the proposed dwellings would be acceptable with regard to parking and highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref(s): 13/01358/FULL1 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|--|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACK01 | Compliance with submitted plan
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. |
| 3ACC04 | Matching materials |
| ACC04R | Reason C04 |
| 4ACI13 | No windows (2 inserts) flank rear extensions |
| ACI13R | I13 reason (1 insert) BE1 |
| 5ACH22 | Bicycle Parking |
| ACH22R | Reason H22 |

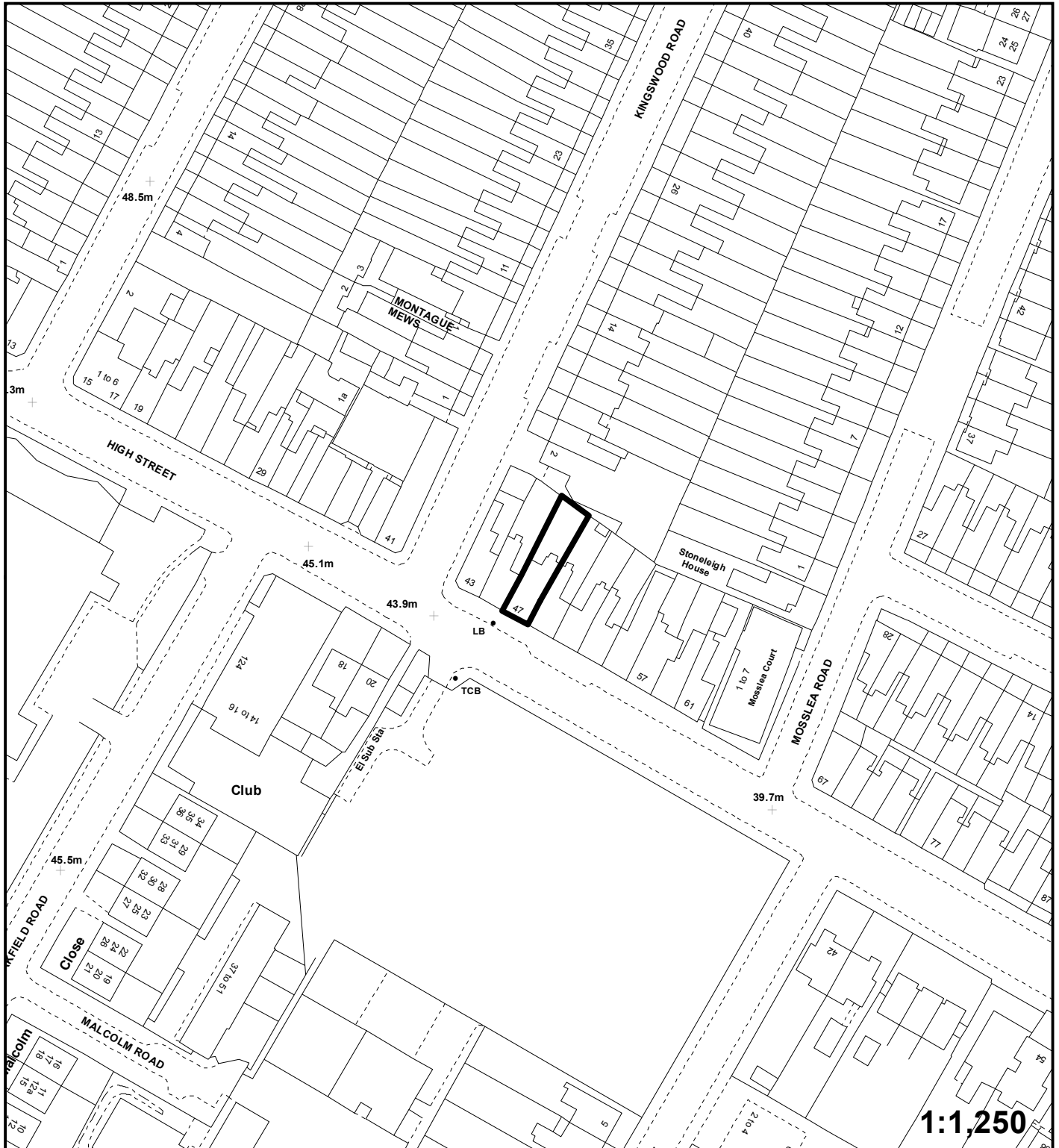
INFORMATIVE(S)

- 1 RDI25

Application: 13/01358/FULL1

Address: 47 High Street, Penge, London, SE20 7HW.

Proposal:



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

Application No : 13/02377/FULL6

Ward:
West Wickham

Address : 18 The Crescent West Wickham BR4
0HE

OS Grid Ref: E: 539253 N: 167325

Applicant : Mr Kam-Choi Lau

Objections : YES

Description of Development:

Raised timber decking, balustrade and steps to rear

Key designations:

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

Proposal

Members previously deferred this application from Plans Sub Committee on 14th November 2013, without prejudice, to seek the following amendments to the scheme:

- Increased separation of the decking from the side boundary with No.16
- Reduction in the height of the decking

The following amendments have now been made to the scheme:

Increase in the space between shared flank boundary with No.16. from 0.45m to approx. 1.1m. This would be facilitated by the provision of a wooden storage / seating unit facing away from No.16 and acting as a buffer restricting close access to the area closest to the sensitive boundary with this property. The unit would be 1.8m high and would run the full length of the decked area.

The applicant has not reduced the height of the decked area and has set out the following reasons for not doing so:

The height of the highest part of the original stone patio would require substantial demolition work and would effectively if the patio was

lowered would be at the same height as it was previously resulting in an ineffective link from the house to the garden via the decking.

The level of the highest step leading from the patio doors to the decked area cannot be lowered as it would result in an unsafe transition from the house to the first step on the decked area. Defeating the object of providing the decking in the first place which has been designed to take into account the likely decrease in mobility of the applicants in the future.

The previous report is repeated below suitably updated.

The decking is proposed over an area of raised stone patio (approx. 0.55m above ground level) to provide an easier transition from the house to the garden which are on different levels. Windows in the rear elevation have been replaced by patio doors beyond which are 2 steps which lead to a decked area measuring 3.6m (d) x 4.4m (w) x 1.04m (h).

On two sides of the decking there is a balustrade extending to approx. 2.1m above ground level. To the south-western side of the main decked area there are steps down to an area of lower decking and then further steps in to the rear garden.

To the north-eastern boundary with No.16 a trellis has been put up above the height of the fence to provide additional screening to a height of approx. 2.6m 6ft. Beyond this is the wooden storage / seating unit which measures 1.8m (h) x 0.61m (w) x 3.58m (d).

It is noted by the agent within the planning statement that accompanied the current application that there are some inaccuracies in the original drawing owing to the fact that a survey of the rear elevation of the property was not carried out at that time.

Location

The application property is a semi-detached house located towards the northern end of The Crescent. The road is residential in character and made up of mainly semi-detached and to a lesser extent detached houses set back from the road and contained within in long rear gardens.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one letter of objection was received from the owner of the neighbouring property at No.16 which can be summarised as follows:

- overlooked at close proximity within a previously private area of my home
- 50% of our dining room is on view
- the room which is overlooked is the biggest room in the house and is used for eating, socialising, exercising and accommodating guests

- my daughters first floor room is overlooked from decked area
- noise and disturbance from use of the decked area every day from early till late
- reduced height of decking isn't sufficient to ensure adequate privacy
- the Ivy used to screen the boundary is causing my fence to lean inward
- if fence is made to 2m high with added trellis this would render my window redundant
- safe access to the garden could be achieved without the need for such a large structure
- first floor bedroom window closest to the boundary is vulnerable to being "overly viewed" at close proximity from the decking
- have enjoyed light and views from the windows that are now overlooked so reluctant to make fence any higher

Additional neighbour comments on revised plan:

- due to the overall height and size of decking it is considered that the only way to preserve privacy to an acceptable level would be to reduce the height of the decking and also move the decking a metre away from the boundary
- the storage unit seems like a temporary solution, if the proposal is approved what would prevent the applicants reverting to a simple fence afterwards
- unless a condition is attached to ensure the structure can be permanently maintained I would object to the revised plan

Planning History

Planning permission was previously refused under planning ref. 12/02896 for a similar scheme [albeit on a larger scale] comprising raised timber decking incorporating store room under, balustrade and steps. In this scheme the raised decking measured approx. 3.6m in depth, 5.24m in width and was 1.6m above ground level. This application was retrospective and upon refusal enforcement action was also authorised to secure its removal.

A subsequent appeal was dismissed the Inspector considered the main issue to be the effect of the decking upon the living conditions of the existing and future occupants of No.16 The Crescent. Whilst appreciative of the applicants desire to facilitate better access to the garden from the house the Inspector concluded as follows:

"On behalf of the appellant it is suggested that a condition could be imposed to require a trellis fence or planting. At the time of my site visit a trellis was in situ and, as described above, there is some vegetation which provides a partial screen. I also noted, given the form of surrounding development, that it is possible for overlooking of rear gardens to occur from first floor windows.

Notwithstanding these comments the close juxtaposition of the raised decking to the common boundary with no. 16, combined with the unusual fenestration of that property, has created an unsatisfactory relationship between the two.

I therefore find on the main issue that the decking as constructed in terms of its overall width, its height above ground level and its proximity to the common boundary with 16 The Crescent has an unacceptable impact upon the living conditions of existing and future residents of that property contrary to "saved" Policy BE1 (v) of the London Borough of Bromley UDP."

The enforcement action has been held in abeyance pending the outcome of the current application.

Planning Considerations

The current application calls to be determined in accordance with the following policies of the Unitary Development Plan, the London Plan and the National Planning Policy Framework:

BE1 Design of New Development
H8 Residential Extensions

The Council's adopted supplementary planning guidance is also a consideration.

The main differences between the previously refused application and the current application are:

- two steps introduced leading from the patio doors resulting in a reduction of 0.56m in the height of the main decked area from 1.6m to 1.04m
- reduction in the overall extent of decked area by stepping the fence attached to the decking away from the sensitive boundary and introducing a storage / seating unit adjacent beyond this, retaining an overall area of 1.1m between the decked area and the boundary with No.16
- increase in height of fencing to side of decking from 1.8m to 2.6m including trellis

The side window at No.16 that would be most affected by the proposal faces out at an unusual angle towards the decked area. Having viewed from inside the dining room area at No.16 it is clear that there would be some intervisibility between the decked area and the living / dining room. This was to a certain extent screened by the [early October] boundary vegetation. Looking across to the other side at No. 14 where there is an apparently long standing raised patio in place there are also views possible into the kitchen area of No.16. The fencing and trellis proposed on the boundary together would extend to approx. 2.6m in height and this would most likely together with the reduction in the height of the decking significantly reduce the amount of intervisibility possible. However, in attempting to devise a scheme that adequately protects privacy in

this manner the open views and outlook from this secondary living room window inevitably be reduced.

Conclusions

On balance whilst this proposal undoubtedly impacts upon the level of amenity enjoyed by occupants of No.16 prior to the decking being installed. It is considered that the changes proposed would result in a development that would adequately protect residential amenity. Importantly the decking would accord with paragraph 17 of the National Planning Policy Framework which suggests that planning should... "not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives." Furthermore it is considered that the impact of the proposed decking upon residential amenity would not be so harmful as to warrant refusal of the application on this basis.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02896 and 13/02377, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

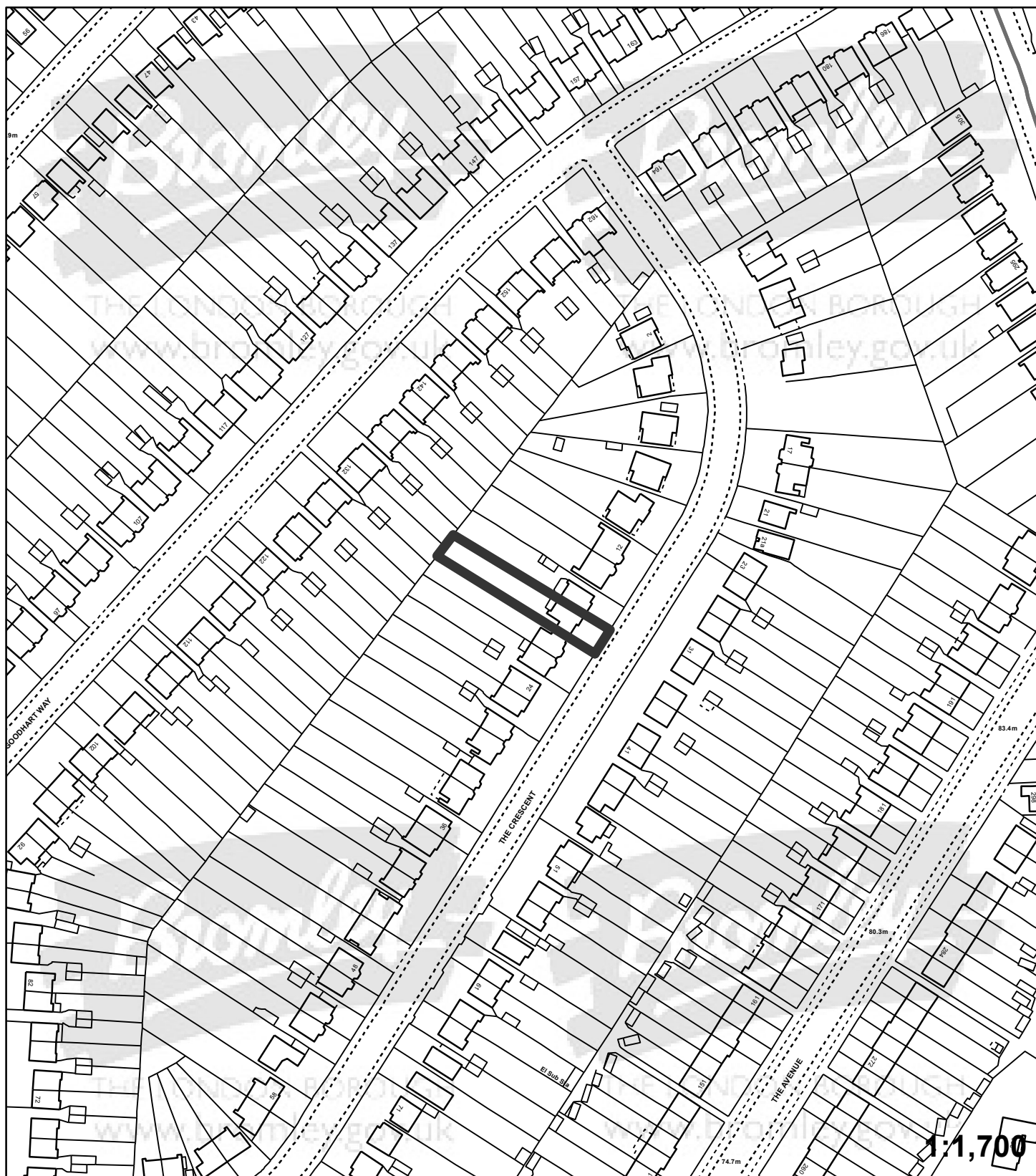
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

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

Application:13/02377/FULL6

Address: 18 The Crescent West Wickham BR4 0HE

Proposal: Raised timber decking, balustrade and steps to rear



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

Application No : 13/03395/FULL6

Ward:
Shortlands

Address : 90 Malmains Way Beckenham BR3 6SF

OS Grid Ref: E: 538837 N: 167746

Applicant : Dr Sivalingam Sivathasan

Objections : YES

Description of Development:

First floor side and rear extension

Key designations:

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

Proposal

The application property is a detached modern house built in the mid 1990's and features a front gable and a pitched 'catslide' roof orientated away from the north-western boundary. It is proposed to extend this dwelling in the form of a first floor side and rear extension. The existing front gable feature would be replicated at the opposite side of the house and is shown in the elevation plans to be almost flush with the main front wall and set back approx. 2.15m

The scheme incorporates a staggered first floor flank building line as follows:

- o 2.15m side space [to boundary with No.88] maintained for the first part of the extension [4.27m (d)]
- o 2.9m side space maintained for larger middle section [5.45m] (d)
- o 1.1m side space maintained for the first floor rear element [4.33m] (d).

The flank to flank separation at the narrower middle section of the extension between the application property and No.88 would be approx. 5m

Two obscure glazed windows are shown in the first floor side elevation which would serve the landing area and a wardrobe and en-suite facilities.

To the rear the first floor extension will project 4.05m in depth and 4.75m in width, retaining 1.1m to the boundary with No.88. The design will feature a pitched roof. No windows are shown in the flank elevations of this part of the extension.

Subsequent to the initial planning application being validated, additional information was submitted in the form of a daylight / sunlight report. The report author's main accreditations include Fellow of the Royal Institute of Chartered Surveyors and Masters degree in building surveying.

Location

The property is located at the south-eastern end of Malmaims Way close to the junction with Bushey Way. The street is characterised by detached dwellings of varied design mostly dating from the 1920-50's set within an attractive tree-lined setting. The property falls within Park Langley Area of Special Residential Character (ASRC) and is described within the Unitary Development Plan (UDP) as follows.

"...built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard [as the Conservation Area] has the character of a garden estate given by the high quality and appearance of the hedges, walls, fences, and front gardens. The area, which comprises almost exclusively large detached two storey family homes on generous plots ...represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact."

Consultations

Nearby owners/occupiers were notified of the application and 3 representations were received including a letter from the Park Langley Residents Association (PLRA) which can be summarised as follows:

- o PLRA - proposed development should be consistent with Unitary Development Plan Policies and should satisfy the reasons for which previous applications were dismissed by the Planning Inspectorate. . The daylight report acknowledges that the proposal fails to meet the relevant standards and this should be taken into account when the application is being determined.
- o No.88 - Current plans will make a difference in terms of the amount of light coming into the kitchen due to bulk of building proposed
- o There is no technical sunlight/ daylight report submitted to support applicants agents contention regarding impact on light
- o Our house was purchased in 1978 when the ground floor extension had already been built
- o The blind in the kitchen is not lowered most of the time
- o Original design had regard to the effect it would have on natural light to the kitchen hence the catslide roof.
- o The proposed extension still significantly encroaches on natural light reaching the kitchen
- o The kitchen is the hub of the house and also a working environment where natural light is necessary
- o Application does not fully address the issues raised in the appeal decision
- o The application should consider a dormer window on the other side

- o No.92 - the rear extension is an intrusion and creates a visual barrier, the increased frontage dominates neighbouring buildings
- o The report does not address the overwhelming effect on the view from the kitchen
- o No contact was made from the report authors in order to gain access to our house so as ascertain specific use of neighbouring spaces
- o Light coming into our kitchen window is shown as marginal and falls outside of recommended threshold, in these circumstances we assume our kitchen will not have the proper amount of light coming into it
- o There is a lot of speculation and guesswork contained within the report
- o A mock-up of the proposed development should have been included in the report

Planning Considerations

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

In considering the application the main policies are H10, H8 and BE1 of the Unitary Development Plan.

Policy H10 concerns Areas of Special Residential Character, applications in these areas will be required to respect and complement the established and individual qualities of the area.

Policy H8 concerns residential extensions and requires the design and layout of proposals to complement the scale and form of the host dwelling, respect spaces and gaps between buildings where contribute to the character of an area.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

The most recent appeal decision regarding this site relates to a very similar proposal for a first floor side and rear extension under planning ref. 13/00771.

The Inspector concluded that without a detailed daylight / sunlight report it would not be possible to properly assess the impact of the proposed extension on kitchen window of No.88.

It was also noted that the long catslide roof was an unusual feature that was out of character with properties nearby and further afield with the Park Langley ASRC and that the additional gable would create a more harmonious appearance.

The principle issues in this case are whether the current scheme complies with the main policies quoted above and also whether the new proposal addresses and overcomes the issues set out by the Inspector in dismissing the previous proposal.

The main difference between with the current application as compared to the previous application under planning ref. 13/00771 is the staggered first floor building line. This increases the flank to flank separation between the application property and No.88 in the middle section of the extension. The front and rear sections in terms of distance to the boundary remain the same.

In support of the proposal the applicant's agent sets out the following points:

- o The design seeks to enhance the street elevation by adding a gable which provides symmetry and balance to front the elevation
- o The 'kitchen' at No.88 cannot be considered a kitchen diner as it is too small
- o Submitted drawing show angles of light which exist which could be used to make a proper judgement of the impact on kitchen at No.88.

Under planning ref. 13/03290 a further application is currently being considered. This proposal is also for a first floor side/ rear extension and is a variation of the current application proposing a side space of 2.15m and flank to flank separation to No. 88 of 4.25m.

The daylight & sunlight assessment was carried out specifically in relation to plan No. 2K13/02/2/3 which accompanied application 13/03290. This proposal is for a very similar albeit slightly larger scale of development than currently being considered. Having regard for guidance contained within Site layout Planning for daylight & sunlight,(BRE 2011) and BS8206-2 Code of practice for skylighting (2008). Detailed survey results are contained within the report. In broad terms the report assessed 3 aspects of light: sunlight, daylight and amenity space.

Daylight - (Vertical sky component) the ratio of direct skylight falling on a vertical reference point. In this instance the most affected reference point being the flank kitchen window at No.88. The result indicated that subject window at No.88 fell just outside the recommended guidance, however given how close it was to this figure it was considered acceptable. Daylight distribution, relates to amount of visible skyline after a development at a given point (0.85m high) within a room. It outlines the percentage of a room that will not receive direct sunlight. In relation to No. 88 it states the kitchen (R2) falls short

Sunlight- (Annual Probable Sunlight Hours) the amount of sunshine hours a window should receive (25%) The subject window fell short of the recommended winter sunlight hours

Amenity space - The amenity space surpassed the recommended amount of sunlight hours.

The executive summary of the report concludes that the majority of the rooms comfortably fulfil the guidance requirements and the "proposals accord with the intent and context of planning guidance..."

Planning History

03/01919/FULL1	Single storey side/rear extension and single storey rear extension for conservatory (amendment to scheme permitted under ref. 02/01238, alteration to roof design)	PER	03.07.2003
10/02118/FULL	First floor side extension	REF	07.03.2011
11/03032/FULL	First floor side and rear extension	REF	21.03.2012
13/00771/FULL	First floor side and rear extension	REF	06.06.2013
13/03290/FULL	First floor front/side and rear extension	PDE	

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 particularly loss of sunlight and daylight to No.88.

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 scheme is an improvement on that submitted under ref. 13/00771. The most recent appeal decision (August 2013) favoured the general design of the scheme and called for the issue of loss of sunlight/ daylight to No.88 to be considered in greater detail. The daylight & sunlight survey does point out failure to meet thresholds within the kitchen in some instances. However, the overall conclusions of the report on this point is that the proposals accords with the guidance, on this basis and wider than average flank to flank separation between Nos. 88 and 90 the scheme is considered to be acceptable.

It is noted that the impact in terms of daylight and sunlight is one of the material considerations to be taken into account in conjunction with all others. It is open to the sub-committee to determine the application on its individual merits.

Background papers referred to during production of this report comprise all correspondence on the file ref(s), 13/03395,13/03290, 13/00771, 11/03032, 10/02118 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 11.03.2014

RECOMMENDATION: PERMISSION

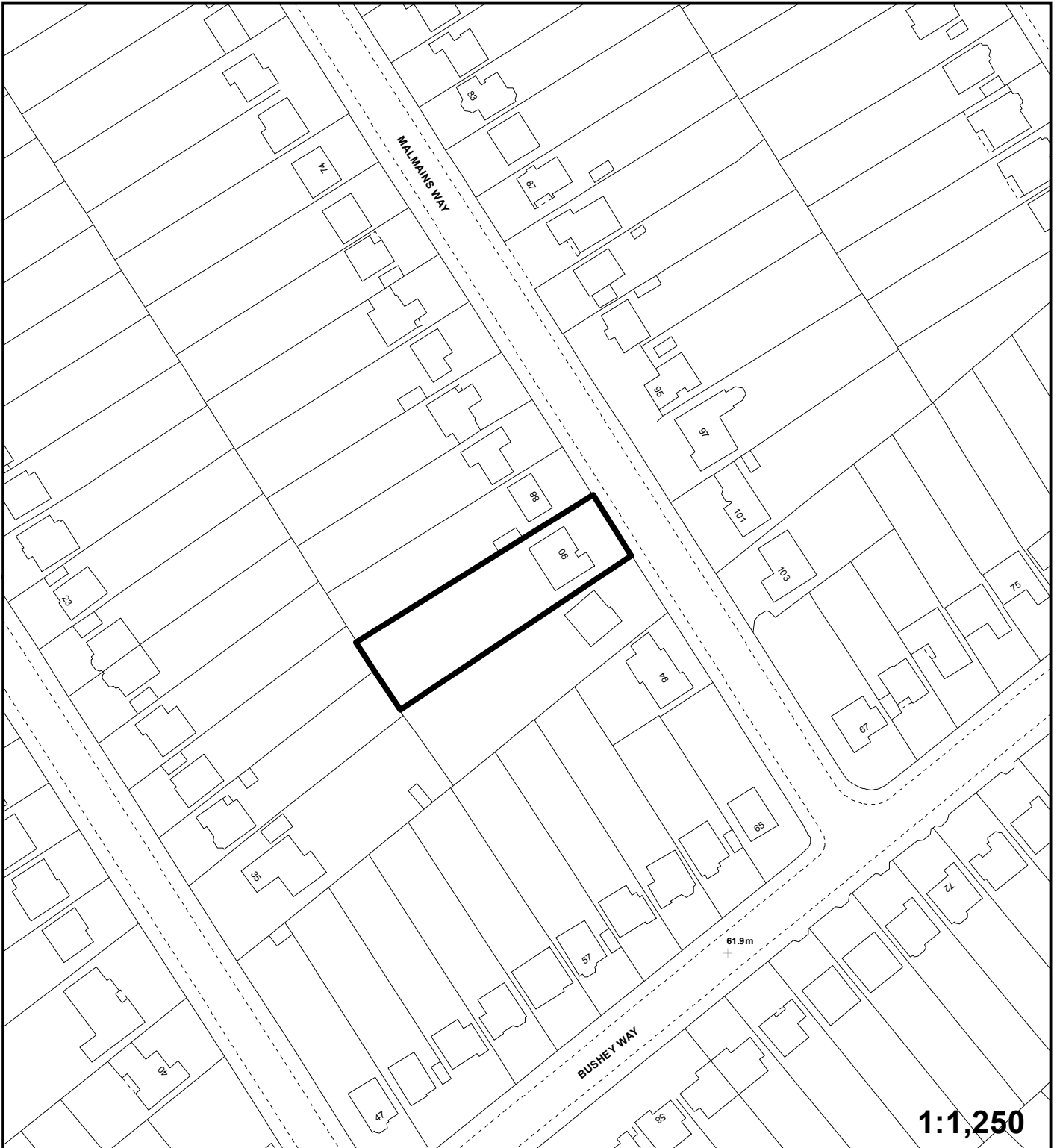
Subject to the following conditions:

- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 years |
| ACA01R | A01 Reason 3 years |
| 2ACC01 | Satisfactory materials (external surfaces) |
| ACC01R | Reason C01 |
| ACK01R | K01 reason (insert reason)
In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 of the Unitary Development Plan. |
| 4ACI17 | No additional windows (2 inserts) north-western first floor side and rear |
| ACI17R | I17 reason (1 insert) BE1 |

Application: 13/03395/FULL6

Address: 90 Malmains Way, Beckenham, BR3 6SF.

Proposal:



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

Application No : 13/04272/REG4

Ward:
Chelsfield And Pratts
Bottom

Address : **The Forge Skibbs Lane Orpington**
BR6 7RH

OS Grid Ref: **E: 548435 N: 164453**

Applicant : **Mr Terry Dunville**

Objections : YES

Description of Development:

Demolition of existing workshop and garages and construction of replacement workshop building

Key designations:

Conservation Area: Chelsfield
Green Belt

Proposal

- Conservation Area consent is sought for the demolition of two existing stores and a workshop building totalling a gross internal floor area of 65.9 square metres
- Planning permission is sought for a replacement single detached workshop building on largely the same site with a gross internal floor area of 97.3 square metres
- The proposal will increase the capacity for vehicles on the site by 2.

Location

The application site falls within the Chelsfield Conservation Area and is also located within the Green Belt. The existing use of the site is as a garage for motor servicing, repairs and MOT's.

Comments from Local Residents

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

Comments from Consultees

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

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
BE12 Demolition on Conservation Areas
G1 The Green Belt

SPG: Chelsfield Conservation Area

Chapter 9 of the NPPF is a material planning consideration. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Planning History

86/03149 - Detached pre-cast building - REFUSED on the following grounds:

- 1) the site is located in the Cray Valley Area of Special Character within the Green Belt and the proposed use would be contrary to Policy R.2 of the Local Plan for Bromley which provides that there is a general presumption against any form of development or change of use not directly associated with agriculture or forestry.
- 2) If permitted, the proposal would be likely to set a pattern for the similar undesirable introduction of commercial uses in the vicinity, detrimental to the predominantly rural character of the area and prejudicial to established policy.
- 3) The proposal by reason of its poor design and appearance would be out of character with and detrimental to the visual amenities of the Chelsfield Village Conservation Area, contrary to Policies E.2 and E.7 of the Local Plan for Bromley.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, whether the proposal constitutes inappropriate development in the Green Belt, the impact that it would have on the openness and visual amenities of the Green Belt.

The impact of the proposal on the character and appearance of the Chelsfield Conservation area is also a material consideration, as are the effects it would have on road safety and on the amenities of occupiers of adjacent buildings.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances justifying inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

According to the NPPF, new buildings within the Green Belt will be inappropriate, unless they are for certain purposes. With regard to this proposal, these include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The proposed building would be sited in a similar position to the existing stores and workshop building but would have a larger footprint, utilising an area of existing undeveloped land in front of the tyre bay to the north-west and being built up to the flank elevation of the adjacent workshop to the west. This would amount to a 31.4 square metres increase in floor area from the existing development. In terms of scale, the proposed workshop would be similar in height to the adjacent MOT bay and would mirror the design and colour of existing buildings on the site. On balance, the proposed workshop building is not considered to be materially larger than the buildings to be replaced and as it would be for the same use as the existing buildings constitutes appropriate development in the Green Belt.

In addition to the question of whether the proposal is appropriate development, the openness and visual amenity of the Green Belt should not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design (Policy G1, UDP). In this instance, the building would be positioned within an existing enclave of development, would not intrude onto open Green Belt land and would not extend above the ridge height of the adjacent MOT building. The development is therefore unlikely to significantly impact upon the openness or visual amenity of the Green Belt.

Also of consideration is the impact of the proposal on the Chelsfield conservation area. The existing buildings, which are to be demolished, are run-down and are not considered to contribute to the character or appearance of the conservation area. The proposed replacement building would be in keeping with the scale and appearance of other development on the site and, given its positioning within the existing built development, it is considered as a suitable replacement that would preserve and enhance the character and appearance of the area.

With regard to the impact on traffic and road safety in the vicinity of the site, the proposal would not result in any significant increase in traffic flow along Skibbs Lane given that it would only increase the capacity of the site by 2 vehicles. The proposal is therefore considered acceptable from a highways perspective.

There are no residential buildings within close enough proximity to the site of the proposed building for it to have a significant impact: Hurstdene is a currently vacant property located around 18m from the site of the replacement building.

Having had regard to the above it was considered that the demolition of the existing buildings and proposed replacement workshop building is acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref.13/04272 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 16.01.2014

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT AND PERMISSION BE GRANTED

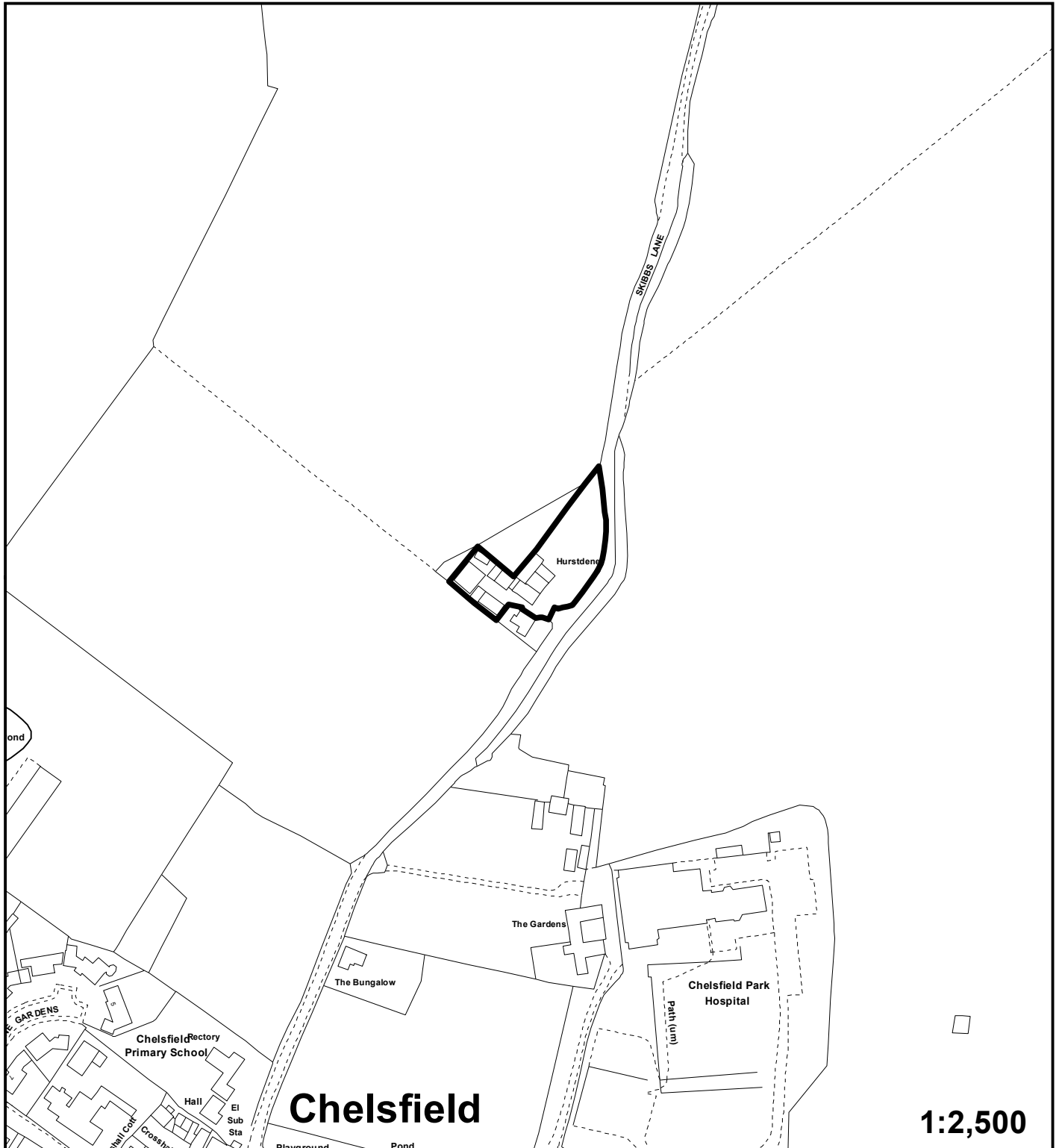
Subject to the following conditions:

- 1ACA01 Commencement of development within 3 years
- ACA01R A01 Reason 3 years
- 2ACC07 Materials as set out in application
- ACC07R Reason C07
- 3ACK01 Compliance with submitted plan
- Reason: In order to comply with Policies BE1, BE11 and G1 of the Unitary Development Plan, and in the interest of the openness and visual amenities of the Green Belt and the character and appearance of the Chelsfield Conservation area.

Application: 13/04272/REG4

Address: The Forge, Skibbs Lane, Orpington, BR6 7RH.

Proposal:



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

Application No : 14/00015/FULL6

Ward:
Bickley

Address : Redlap, Sundridge Avenue, Bromley
BR1 2QP

OS Grid Ref: E: 541791 N: 169913

Applicant : Mr C Longley

Objections : YES

Description of Development:

Lower ground and ground floor extensions and provision of first floor with pitched roof and rear dormers to form a two/three storey dwelling with accommodation in roofspace, together with elevational alterations

Key designations:

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

Proposal

- Lower ground floor front extension adjacent existing garage to create new entrance to dwelling and study room with WC
- ground floor front extension within inner section of the 'L'shape' of the original house
- provision of first floor to create two/three storey dwelling with accommodation (games room) within roof space.

Location

- The application site comprises of a one/two storey detached dwellinghouse with accommodation within the roofspace
- the site rises dramatically towards the rear of the house with the garage set at a lower level and with steps leading to the front door.
- the surrounding area is characterised by large detached dwellings of varying architectural designs.

Consultations

Nearby owners/occupiers were notified of the application and representations were received from No's 8 and 10 Serviden Drive which can be summarised as follows:

- o Live directly behind site
- o extension will block light due to increase in height
- o will be directly overlooked
- o loss of privacy
- o overshadowing
- o 2 rear dormer windows will increase height of property and will overlook ground property and garden.

Comments from Consultees

Thames Water do not have any objection to 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
H8 Residential Extensions
H9 Side Space
NE7 Development and Trees

SPG1 General Design Principles
SPG2 Residential Design Guidance

Planning History

No relevant planning history.

Conclusions

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

With regard to siting, the proposed extension would be predominantly set within the footprint of the existing building, albeit the ground floor front/side extension. Furthermore, the existing front and rear building lines would be retained and the ample side space to the flank boundaries of the site would be retained.

The proposed first floor addition would result in a higher and bulkier dwelling to that which currently exists, however, it is noted that amended plans were received showing a 0.4m reduction in the height of the proposed roof, giving a more similar alignment to the roof at the neighbouring site, Trystan. Taking into account the

height of the two adjoining properties which are also two storeys, the resulting building height is not considered to be out of character with the locality. Furthermore, the space about the building would be maintained and the proposed windows and varying roof levels would add some visual interest to the building. Overall, the impact on the street scene is therefore considered acceptable.

With regard to the impact of the development on neighbouring amenities, the front gable part of the first floor extension would measure approximately 1.5m higher than the current front section and would be set below the level of the main ridge. Coopers, to the east of the site is set further forward than Redlap and is well-separated from the application building. Whilst there is one ground and one first floor flank window at Coopers, these are set towards the front of the building and, the impact on outlook from these windows is likely to be minimal. The increase in height of the building may give rise to some loss of light at Coopers, however, this is anticipated to be minimal and, on balance, the proposed extensions are considered acceptable in that they would not have a significant impact on the outlook or amenities of the occupants of Coopers. Additionally, no first floor flank windows are proposed to face Coopers.

In terms of the impact on Trystan, to the west of the site, the proposed roof increase may give rise to some overshadowing of Trystan in the first half of the day, however, no significant impact on outlook from this neighbouring property is expected. Ground floor windows and a first floor side dormer window are proposed which would face towards this neighbouring site, however, as there are existing ground floor windows in similar positions to those proposed no significant overlooking expected. With regard to the side dormer window, given its positioning towards the front of the property it would predominantly overlook the front garden area of Trystan rather than directly facing any flank windows at the neighbouring site. Overall, the impact on the amenities of the occupiers of Trystan is therefore considered acceptable.

Concerns have been raised by occupants of properties adjoining the rear of the site in Serviden Drive over loss of privacy and overshadowing. Given the separation between these properties and the application dwelling, the impact is anticipated to be minimal. Nonetheless, the applicant has offered to obscure glaze the lower part of the proposed rear dormer windows in order to minimise any loss of privacy which may arise.

With regard to trees, there is a mature tree beside the access drive of the property, however, it would not be affected by the proposal and there are no other significant trees which would be affected.

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

Background papers referred to during production of this report comprise all correspondence on the file ref 14/00015, excluding exempt information. As amended by documents received on 26.02.2014 03.03.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
2ACC07 Materials as set out in application
ACC07R Reason C07
3ACI13 No windows (2 inserts) north-east flank extensions
ACI13R I13 reason (1 insert) BE1
4ACI17 No additional windows (2 inserts) south-west flank extensions
ACI17R I17 reason (1 insert) BE1
5ACK01 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.
- 6 Before the development hereby permitted is first occupied, the proposed rear dormer windows shall be obscure glazed in accordance with the details set out in Drawing No. SA-770-PD-06 Revision A and shall subsequently be permanently retained as such.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

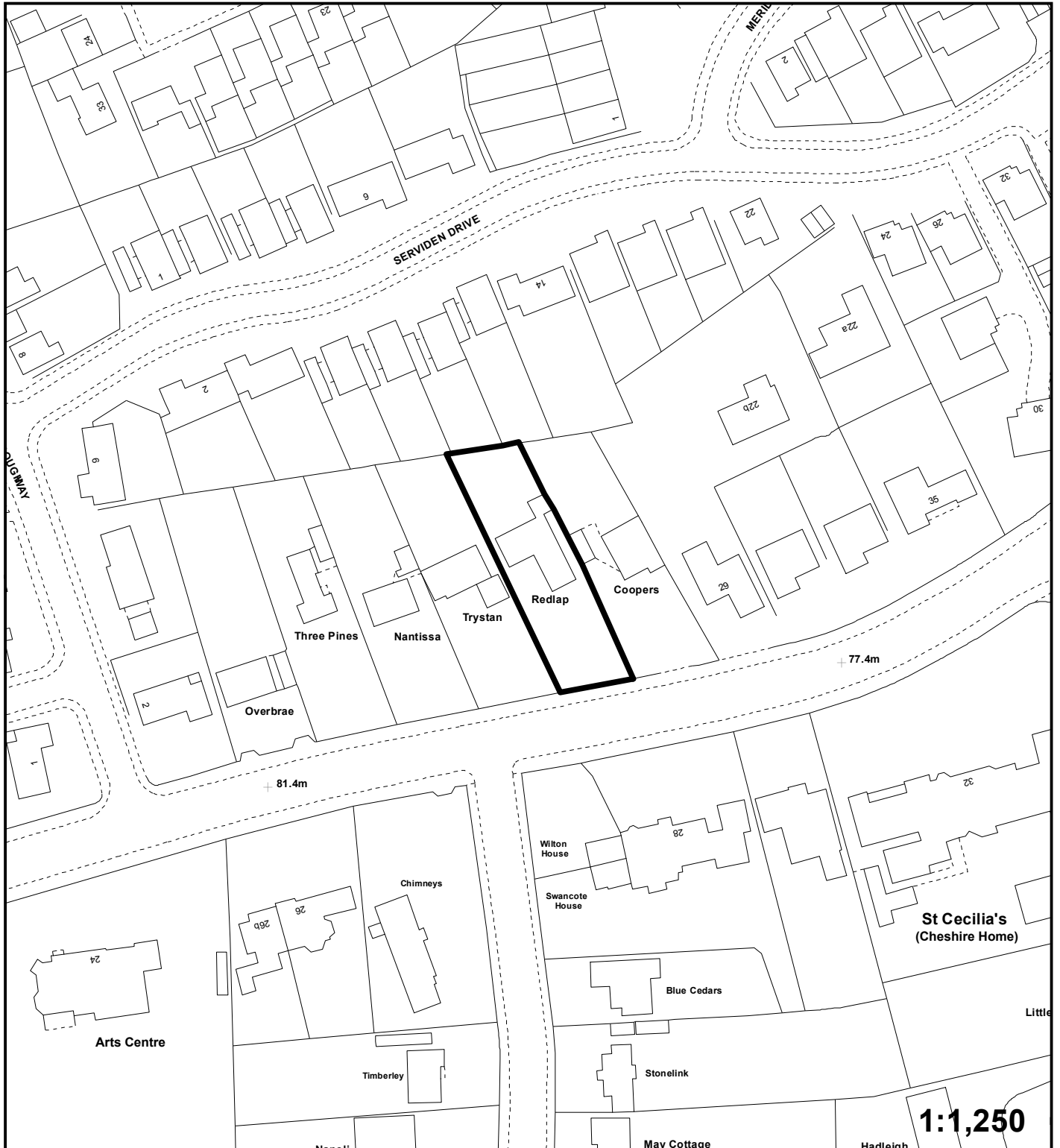
INFORMATIVE(S)

- 1 RDI25
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 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

Application: 14/00015/FULL6

Address: Redlap, Sundridge Avenue, Bromley, BR1 2QP.

Proposal:



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Application No : 14/00045/FULL1

Ward:
Copers Cope

Address : South Park Court Park Road
Beckenham BR3 1PH

OS Grid Ref: E: 537441 N: 170043

Applicant : Mr V and Mrs V Patel

Objections : YES

Description of Development:

Conversion of basement boiler house to form additional bedroom for flat 10 and enlargement of existing lightwell

Key designations:

Conservation Area: Southend Road
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency

Proposal

It is proposed to convert a redundant boiler house located in the basement below Flat 10 into an additional bedroom for the flat. The boiler house is currently accessed via an external staircase and lightwell and the proposed bedroom will be accessed via an internal staircase. It is proposed to enlarge the lightwell and then reinstate the external staircase which would provide a secondary means of fire escape. A terrace formed in the altered lightwell will be landscaped with ground cover planting.

Location

South Park Court is prominently located at the junction of Park Road and Southend Road, within the Southend Road Conservation Area. South Park Court is a 4 storey large mansion block containing 32 flats, constructed around 1930 of brown brick and standing in landscaped grounds. Grade II listed buildings exist to the south and to the northeast. The principal garden areas to South Park Court front Park Road and Southend Road, with parking and utility areas sited away from the public realm on the western side of the building

Comments from local residents

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

- o overdevelopment / cramped form of development
- o risk of structural damage / weakening of existing building
- o increased risk of flooding and damp
- o proposal restricts fire escape routes from flats above
- o scheme is poorly designed and materials do not match existing building materials
- o bedroom will be overlooked with inadequate privacy
- o scheme would provide poor standard of accommodation
- o loss of amenity space
- o out of character with host building
- o harm to character and appearance of Conservation Area
- o precedent for further excavations to extend other flats
- o increased noise and disturbance
- o increased service charges for existing residents
- o increased demand for on-site and off-site car parking
- o increased security risk during construction works.

Consultations

The Council's Housing Surveyor has commented that there would be poor outlook from the window of the third bedroom that will be created as a result of the proposal.

Planning Considerations

Planning History

Planning permission was refused in February 2012 for the extension and conversion of the garage block to 2 flats (ref: 12/03449). It was considered that the proposal would represent a cramped overdevelopment, detrimental to the character and appearance of the Conservation Area. Furthermore, it was considered that there would be harm to the residential amenities of the occupiers of South Park Court and the unacceptable loss of on-site car parking and side space. A subsequent appeal was later dismissed.

Planning permission was refused in December 2013 for a similar, revised proposal on the same grounds and an appeal is currently in progress (ref. 13/04437).

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
BE11 Development in Conservation Areas

H8 Residential Extensions

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

Conclusions

The main issues to be considered in this case are the acceptability of the resulting residential accommodation and the impact of the proposal on the character and appearance of the Southend Road Conservation Area and on the residential amenities of the occupants of nearby dwellings.

There would be poor outlook from the window of the proposed accommodation. However, the window serves a bedroom rather than a primary living area and it can be considered to provide an acceptable standard of residential accommodation.

The enlarged lightwell will not be visible from the public realm and there will be no harm to the character and appearance of the Southend Road Conservation Area. The proposal is not considered to result in undue harm to the residential amenities of the occupants of other flats within the block or other nearby properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on file ref. 14/00045, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

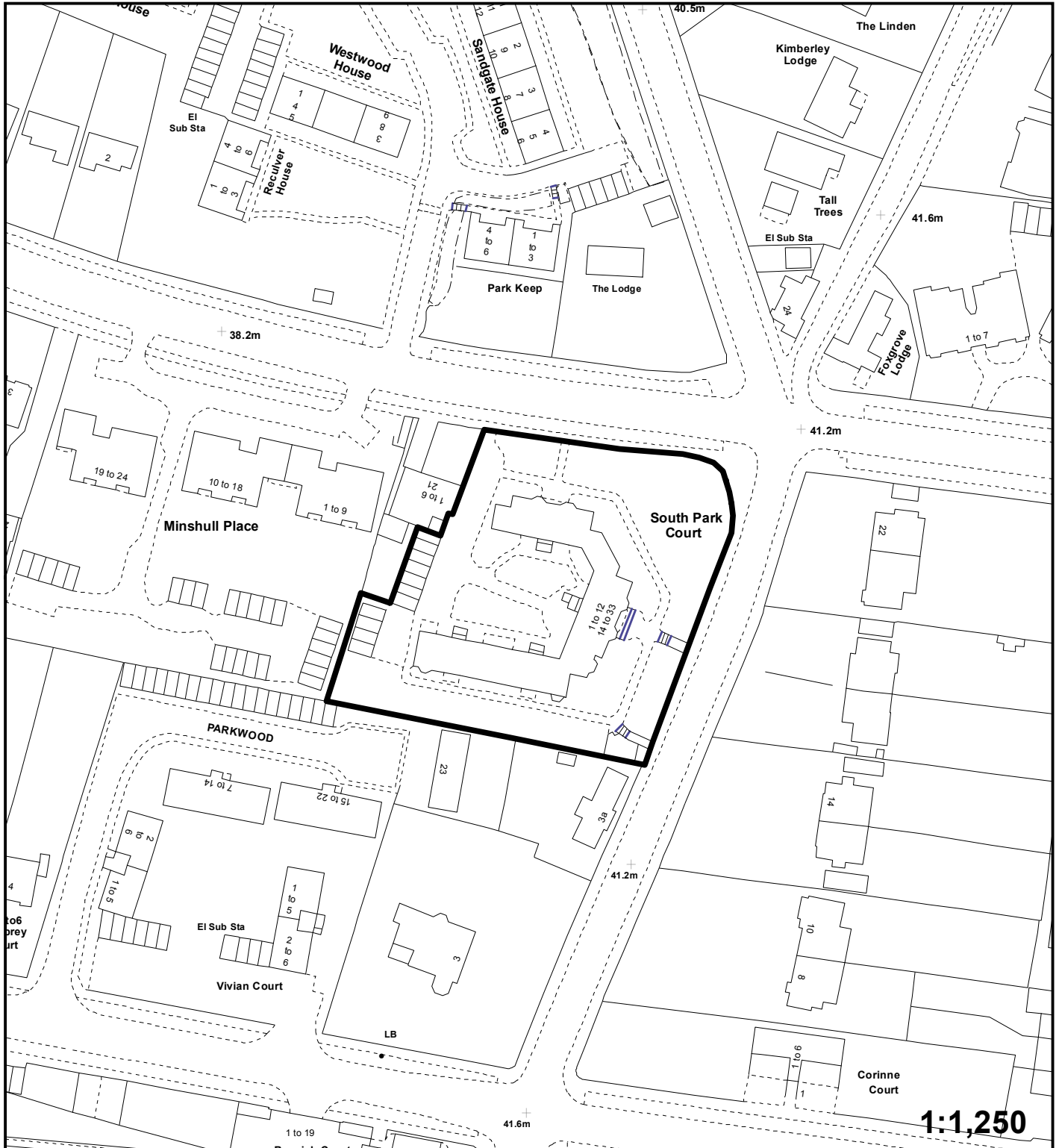
1ACA01	Commencement of development within 3 yrs
ACA01R	A01 Reason 3 years
2ACC04	Matching materials
ACC04R	Reason C04

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Application: 14/00045/FULL 1

Address: South Park Court, Park Road, Beckenham, BR3 1PH.

Proposal:



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SECTION '2' – Applications meriting special consideration

Application No : 14/00160/FULL1

Ward:
Bickley

Address : 60 Hill Brow Bromley BR1 2PQ

OS Grid Ref: E: 541986 N: 169730

Applicant : Mr Simon Cochrane

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of detached 4 bedroom house with lower ground level (garage and storage) and loft room.

Key designations:

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

Proposal

The existing two storey dwelling will be demolished. The replacement dwelling will be sited further forward: it will maintain a minimum 13m separation to the site frontage, in comparison to the existing minimum 18m separation. A maximum separation of 2.2m is shown to be provided between the new dwelling and the northern boundary, and 2.6m to the southern boundary.

The replacement dwelling will incorporate an L-shaped footprint measuring a maximum 13.8m (wide) x 14.0m (deep). It will rise to a maximum height of 9.6m (as scaled from ground level) and incorporate a pitched roof. The two storey projecting element will incorporate a flat roof. The new dwelling will also include a lower ground floor which will incorporate a garage which will be accessed by means of a ramp. The dwelling will incorporate a contemporary design, utilising brick and timber within the walls, metal tiles and large metal and timber windows and doors.

Location

The site fronts the eastern side of Hill Brow and contains a detached dwelling of conventional two storey design. The site slopes upward from the front so that the rear of the site is substantially elevated. The existing house is situated relatively deeply within the site and it projects well beyond the neighbouring rear building lines either side. Conversely, the houses either side project a lot further forward,

with the neighbouring house at No 62 having been enlarged at the front with the addition of a two storey extension. Much of the existing dwelling is dominated by the landscaping at the front of the site.

The wider streetscene is characterised by two storey houses with those along the eastern side appearing to date from the Post-War period. The opposite side of the street generally appears to comprise of older houses constructed in the Inter-War years. Various houses within the street have been altered, enlarged or rebuilt.

Consultations

Comments from local residents

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

- o loss of mature trees and landscaping to front of the property
- o prominent and obtrusive design
- o overdevelopment of the site
- o design out of character with surrounding development
- o loss of privacy for properties opposite
- o possible severance
- o increase in proportion of hard surfacing at the front of the dwelling
- o potential damage to the road
- o inconvenience to other road users during construction
- o lower ground floor garage could be liable to flooding
- o noise and disturbance

Comments from consultees

No technical Highways objections have been raised, subject to conditions.

No Environmental Health objections have been raised.

No objection raised by Thames Water.

Planning Considerations

Policies BE1, H7, H9 and NE7 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 which complements the qualities of the surrounding area and to safeguard the amenities of neighbouring properties; ensure an adequate degree of side space separation in respect of two storey development; and ensure that proposals for new development take account of existing trees on site.

Planning History

There is no relevant planning history relating to the application site.

The neighbouring dwelling at No 62 which is situated to the north of the application site has been extended with planning permission having been granted at appeal for a two storey front extension under ref. 10/00920.

Conclusions

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

The application dwelling is situated along the eastern side of Hill Brow with the existing dwelling set back in relation to the neighbouring houses either side. No 62 has been extended at the front, with planning permission having been granted at appeal for a two storey front extension under ref. 10/00920. No 58B is situated further forward in its entirety. Accordingly, the principle of relocating the replacement dwelling further forward is considered acceptable.

Having regard for the neighbouring properties' amenities, taking account of the proposed degree of separation, as well as the individual layouts of Nos. 58B and 62, it is considered that they are unlikely to suffer an adverse impact. It is noted that No 58B contains a first floor flank window facing the application site; however, given the siting of the proposed dwelling - which will remain to the rear of that neighbouring dwelling - it is not considered that that particular window will be undermined in terms of any significant loss of light or prospect.

With regard to its design, it is noted that the proposed dwelling will be of contemporary appearance and will be characterised by its substantial amount of glazing. Whilst this will be in contrast to the existing dwelling which is of conventional mid-Twentieth Century appearance, it is not considered that this will adversely affect the character of the streetscene which contains a diverse range of houses. It is not considered that the provision of a lower ground floor garage will undermine local character, since the proposed houses will maintain a general two storey appearance with much of the lower ground floor being obscured. A similar arrangement exists at No 64.

In terms of scale, it is considered that the proposed dwelling will appear commensurate with neighbouring houses, maintaining a similar height to surrounding properties and an acceptable degree of separation to the flank boundaries (with a minimum gap of 2.2m).

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

Background papers referred to during production of this report comprise all correspondence on file ref: 14/00160, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1ACA01	Commencement of development within 3 yrs	
ACA01R	A01 Reason 3 years	
2ACK05	Slab levels - no details submitted	
ACK05R	K05 reason	
3ACA05	Landscaping scheme - implementation	
ACA05R	Reason A05	
4ACA07	Boundary enclosure - no detail submitted	
ACA07R	Reason A07	
5ACC01	Satisfactory materials (ext'nl surfaces)	
ACC01R	Reason C01	
6ACB01	Trees to be retained during building op.	
ACB01R	Reason B01	
7ACH03	Satisfactory parking - full application	
ACH03R	Reason H03	
8ACH14	Grad of access drives (unmade road) (1)	1 in 8
ACH14R	Reason H14	
9ACH19	Refuse storage - implementation	
ACH19R	Reason H19	
10ACH26	Repair to damaged roads	
ACH26R	Reason H26	
11ACI12	Obscure glazing (1 insert) along the first floor northern elevation	
ACI12R	I12 reason (1 insert) BE1	
12ACI17	No additional windows (2 inserts) first floor flank dwelling	
ACI17R	I17 reason (1 insert) BE1	
13ACI02	Rest of "pd" Rights - Class A, B,C and E	
	Reason: To prevent an overdevelopment of the site and to safeguard neighbouring amenity, in accordance with Policy BE1 of the Unitary Development Plan.	
14ACK01	Compliance with submitted plan	
ACC03R	Reason C03	

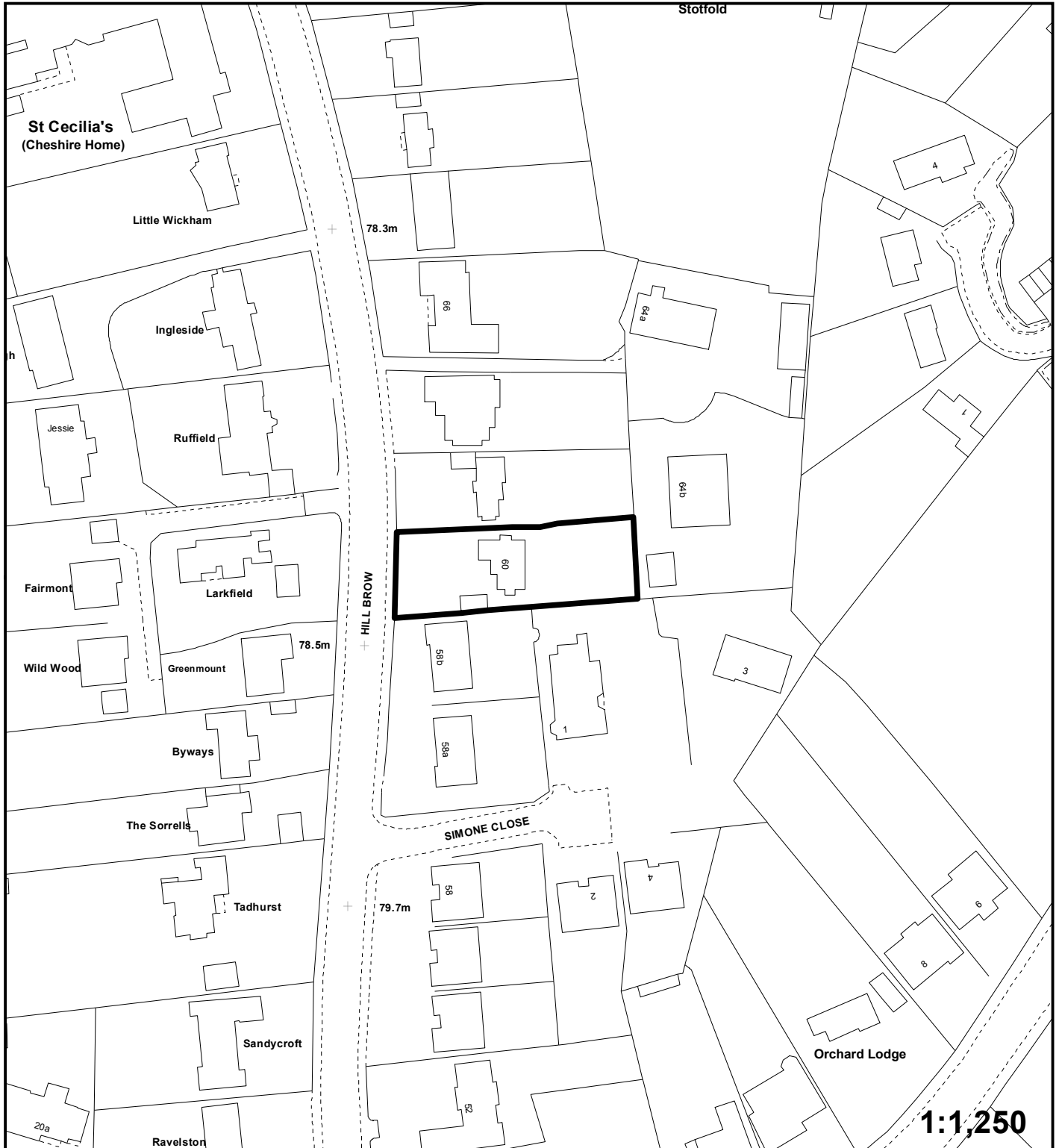
INFORMATIVE(S)

- Given the status of Hill Brow as an unadopted road, the applicant is advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. The applicant is advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary to obtain the agreement of the owner(s) of the sub-soil upon which Orchard Road is laid out.

Application: 14/00160/FULL1

Address: 60 Hill Brow, Bromley, BR1 2PQ.

Proposal:



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

Application No : 14/00379/FULL1

Ward:
Bickley

Address : 16 Bird In Hand Lane Bickley Bromley
BR1 2NB

OS Grid Ref: E: 541909 N: 169075

Applicant : Mr & Mrs Dwyer

Objections : YES

Description of Development:

Two storey, five bedroom replacement dwelling with accommodation in roof space, basement and integral garage.

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 dwelling would be sited forward of the existing front building line, approximately level with that at No.18;
- the main roof would be pitched with a subservient front gable feature;
- at the rear the building would follow the existing building line towards the outside but would have a central single storey rear element projection back a further 2.85m (approx.);
- the first floor would be set in from the side (by approx.3.35m) and set back (by 2.25m) at the north-east corner of the building;
- a minimum 1.1m side space would be retained between the side of the building and the southern flank boundary of the site
- a minimum 1.6m side space would be retained between the proposed building and the northern flank boundary of the site;
- 3 off-street parking spaces are proposed (total including garage and driveway).

Location

The application site comprises of a single storey detached dwellinghouse to the eastern side of Bird in Hand Lane. The surrounding development is predominantly two storey detached dwellings.

Comments from Local Residents

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

- o Proposal will enhance the road
- o in favour of development
- o will add to street scene
- o current bungalow an eyesore
- o amendment begins to address concerns
- o do not object in principle
- o concerned over impact on light amenity and loss of privacy at No.18
- o documentation submitted is inaccurate
- o in the absence of a light survey it is likely to result in significant loss of daylight and sunlight
- o boundary line incorrect and outdated
- o proposed dwelling may appear too large and bulky for plot
- o unneighbourly and visually imposing development.

Comments from Consultees

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

The Council's Drainage officer has advised the use of soakaways is acceptable.

The Council's Environmental Health and Housing Team stated that the roof lights to the bedroom do not provide a reasonable view of the surroundings.

Thames Water has raised no objections.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
NE7 Development and Trees
T3 Parking
T7 Cyclists
T8 Other Road Users
T18 Road Safety

SPG1
SPG2

London Plan:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
5.3 Sustainable Design and Construction
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.3 Designing out Crime
7.4 Local Character
7.6 Architecture
Mayor of London's Housing Supplementary Planning Guidance

Planning History

Planning permission was refused for a similar proposal under ref.13/03444. The reasons for refusal were as follows:

- 1 The proposed dwelling, by reason of its two storey rearward projection behind No.18 Bird In Hand Lane, would result in overshadowing and loss of prospect seriously detrimental to the amenities enjoyed by the residents of that property and contrary to Policy BE1 of the Unitary Development Plan.
- 2 The provision of a Juliette balcony would give rise to undesirable overlooking of the adjacent dwelling, 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.

The application proposes a revised scheme following the refusal of the previous application for a replacement dwelling at this site. In order to try and address the Council's concerns with the previous proposal the applicant has amended the scheme as follows:

- removal of Juliet balcony at rear
- setting back of first floor from ground floor and setting it in from ground floor side elevation side adjacent to the boundary with No.18.

The surrounding area is characterised by two storey development. The principle of a two storey dwelling in this location is therefore considered acceptable. The proposed dwelling retains a similar amount of side space to the flank boundaries of the site as the existing bungalow but it would project further forward in the plot. Like the existing bungalow it would be set considerably further forward than its neighbour to the south, 14A, but would be level with the front of No.18 (albeit angled away). The proposal would therefore respect the general building line of

properties to the north of the application site (No's 18 - 22) and, overall the impact on the street scene is considered acceptable.

At the rear the proposed single storey part of the dwelling would project 1.5m beyond the rear of No.18 (notwithstanding the single storey breakfast room) which is similar to the relationship with the existing bungalow. There would be a separation of around 2m between the side of No.18 and the single storey element closest to the party boundary. The first floor would be set away a further 3.3m (approx.). Concerns have been raised from the owners/occupiers of No.18 regarding overshadowing across its rear elevation and patio area as well as significant loss of daylight and sunlight, particularly to the orangery with its glass ceiling and side glass doors and dining room.

A daylight and sunlight impact assessment was carried out by the applicants and states that the proposed development:

- 1) satisfies the BRE (Building Research Establishment) daylight requirement
- 2) satisfies the BRE direct sunlight to windows requirement
- 3) passes the BRE overshadowing to gardens and open space test (Daylight and Sunlight report).

Given the reduction in width of the first floor, the proposal is therefore unlikely to result in a considerable reduction in daylight or sunlight at the adjoining property.

The owners/occupiers of No.18 have further raised concerns that the development would be visually imposing when viewed from their garden, particularly in view of its height and bulk. With regard to the impact on outlook from No.18, while this would be more significant than the present bungalow due to the two storeys proposed, given the reduction in width of the first floor, the impact is not considered to be unduly harmful. Concerns have also been raised with regard to overlooking from the upper floors of the development. However, there are no flank windows proposed which are likely to overlook the living areas of No.18 (one obscure glazed flank window is proposed to serve a bathroom) and the views which the first floor rear windows would give rise to are considered normal for a two storey development in a suburban area. In light of the fact that the first floor rear window closest to No.18 would serve an en-suite, an obscure glazing condition is considered appropriate should permission be granted.

Regarding the impact on 14A, the proposed dwelling would be positioned significantly further forward than this neighbouring property and would have an impact upon the outlook from the front of this property. However, there would be substantial separation between the proposed dwelling and No.14A. Furthermore, the property to the south, 14, sits a lot further back than No.14A so there would be no unduly harmful tunnelling effect. Therefore, on balance, the proposed development is not considered likely to result in an impact on 14A which would be seriously harmful to the living conditions of the occupiers or any future occupiers of that property.

From a Highways perspective the proposal is considered acceptable, subject to a condition requiring that details of parking spaces and/or garages and sufficient turning space be submitted.

With regard to protected trees at the site, subject to a condition requiring an arboricultural method statement being submitted and a landscaping condition, the proposal is considered acceptable.

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

Background papers referred to during production of this report comprise all correspondence on the file refs 14/00379 and 13/03444 set out in the Planning History section above, excluding exempt information.
as amended by documents received on 24.03.2014 and 25.03.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|---------|---|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA04 | Landscaping Scheme - full app no details |
| ACA04R | Reason A04 |
| 3ACB18 | Trees-Arboricultural Method Statement |
| ACB18R | Reason B18 |
| 4ACC07 | Materials as set out in application |
| ACC07R | Reason C07 |
| 5ACD02 | Surface water drainage - no det. submitt |
| AED02R | Reason D02 |
| 6ACH02 | Satisfactory parking - no details submit |
| ACH02R | Reason H02 |
| 7ACH32 | Highway Drainage |
| ADH32R | Reason H32 |
| 8ACI02 | Rest of "pd" Rights - Class A, B,C and E
In order to comply with Policies BE1 and H7 of the Unitary
Development Plan and in the interest of the residential amenities of
the area |
| 9ACI12 | Obscure glazing (1 insert) in the first floor flank elevations |
| ACI12R | I12 reason (1 insert) BE1 |
| 10ACK01 | Compliance with submitted plan
In order to comply with Policies BE1 and H7 of the Unitary
Development Plan and in the interest of the visual and residential
amenities of the area. |
| 11 | A clearly labelled drainage layout plan showing pipe networks and
any attenuation soakaways shall be submitted to an approved in
writing by the local planning authority before any part of the |

development hereby permitted is commenced. Where infiltration forms part of the proposed storm water system such as soakaways, soakage tests and test locations are to be submitted in accordance with BRE digest 365. Calculations should demonstrate how the system operates during the 1 in 30 year critical storm event plus climate change.

AED02R Reason D02

INFORMATIVE(S)

- 1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.
- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 3 Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 4 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

- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, and testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Applications forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water industry Act 1991.

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Application: 14/00379/FULL1

Address: 16 Bird in Hand Lane, Bickley, Bromley, BR1 2NB.

Proposal:



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

Application No : 14/00473/FULL1

Ward:
Bromley Town

Address : 44 Napier Road Bromley BR2 9JA

OS Grid Ref: E: 540935 N: 168347

Applicant : Mr Phillip Cazaly

Objections : YES

Description of Development:

Demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space.

Key designations:

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

Proposal

Planning permission is sought for demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space.

It should be noted that the current proposal whilst a 'full' application, is the same as that previously granted permission (ref: 11/00699) in 2011, which was, aside from the roof treatment, the same as the original permission (ref: 10/02647) granted in 2010.

Location

The site is located off Masons Hill and is approximately half a mile from Bromley Town Centre. The site extends between Napier Road and Devonshire Square, which is a small cul-de-sac. Napier Road and Devonshire Square are both mainly residential in nature.

Comments from Local Residents

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

Comments from Consultees

External:

Thames Water: No objection with regard to sewerage and water infrastructure capacity.

Internal:

Highways: As the application is similar to the previous scheme and no additional units are introduced, raises no objection.

Environmental Health: No objection subject to a condition linking the work units to the occupation of the dwellings.

Drainage: No objection subject standard condition relating to surface water attenuation.

Planning Considerations

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

H1 Housing Supply
H7 Housing Density and Design
H9 Side space
BE1 Design of New Development
EMP7 Business Support (Live/Work Units)
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

2010: Planning permission (ref: 10/02647/FULL1) granted for demolition of existing building and erection of two storey block with 3 one bedroom units with 2 ancillary work units within the roof space.

2011: Planning permission (ref: 11/00699/FULL1) granted demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space (amendments to scheme permitted under ref. 10/02647 to revise design of a section of the roof).

Conclusions

As noted above, planning permission has previously been granted at Plans Sub-committee for a new block to provide 3 studio flats and 2 ancillary work units. That application was subsequently amended by permission granted in 2011 in respect of the roof treatment, which was considered to result in an improved design in terms of the street scene, the host development and amenities of the adjacent properties.

The most recently granted permission is due to shortly lapse and therefore, the current application has been submitted as there is no longer any provision under the Act to extend the time for implementation.

It is considered that neither relevant policy nor the environment surrounding the application has changed significantly since the granting of the previous permission that was for the same scheme as the current application. Therefore, it is considered that the same conclusions reached under assessment of the previous permission apply, namely that the scheme is satisfactory in terms of its design and appearance, the character of the surrounding area, neighbouring amenity and parking and highways safety. In addition, for the same reason, it would be unreasonable to refuse the current application.

Background papers referred to during production of this report comprise all correspondence on file ref(s): 14/00473/FULL1, 11/00699/FULL1 and 010/02647/FULL1 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 years |
| ACA01R | A01 Reason 3 years |
| 2ACK01 | Compliance with submitted plan
In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area. |
| 3 | The work units within the roofspace shall only be used by the occupiers of the dwellings hereby permitted for purposes ancillary to their residential occupation.
In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the amenities of the future residents of the development. |
| 4ACK09 | Soil survey - contaminated land |
| ACK09R | K09 reason |
| 5ACC01 | Satisfactory materials (ext'nl surfaces) |
| ACC01R | Reason C01 |
| 6ACD02 | Surface water drainage - no det. submitt |
| AED02R | Reason D02 |
| 7ACH22 | Bicycle Parking |

ACH22R	Reason H22
8ACH33	Car Free Housing
ACH33R	Reason H33
9ACI21	Secured By Design
ACI21R	I21 reason

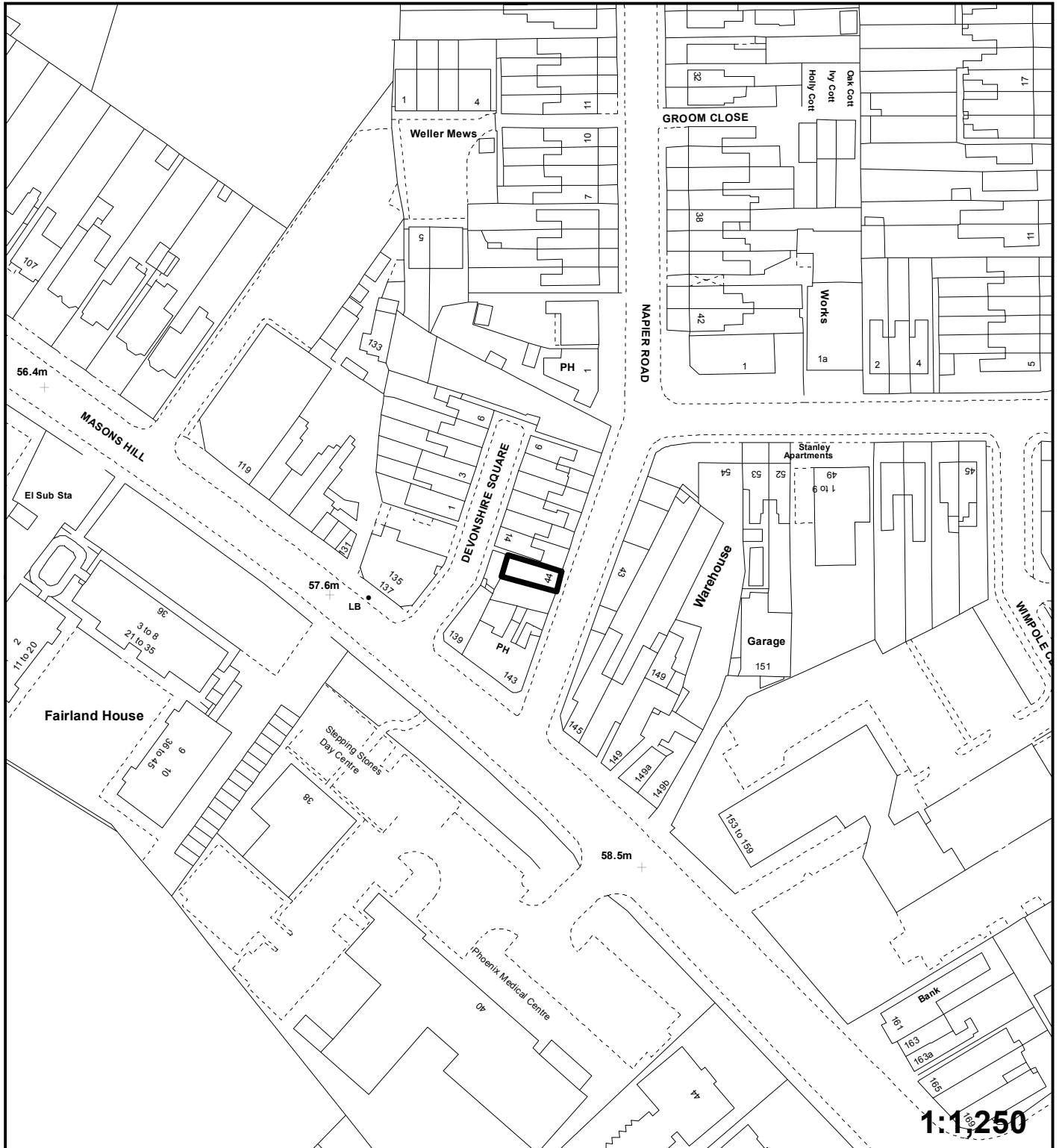
INFORMATIVE(S)

- 1 RDI10
- 2 RDI29

Application: 14/00473/FULL 1

Address: 44 Napier Road, Bromley, BR2 9JA.

Proposal:



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Application No : 14/00667/FULL6

Ward:
Shortlands

Address : 115 South Hill Road Shortlands Bromley
BR2 0RW

OS Grid Ref: E: 539086 N: 168550

Applicant : Mr & Mrs D Christie

Objections : YES

Description of Development:

Roof alterations to incorporate rooflights to front/side/rear and first floor/single storey side extension

Key designations:

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

Proposal

The application seeks permission for roof alterations to incorporate roof lights to front/side/rear and first floor/single storey side extension. It is proposed to extend the existing first floor side element approximately 2.55m towards the front of the property and 2.15m to the side in line with the side projection of the existing first floor addition. One new window is proposed in the first floor side elevation of the extension and one roof light in the front elevation of the new roof. The roof of the existing first floor side extension will be raised approximately 1.25m to accommodate rooms within the roof space and one roof light proposed in the side elevation of the new roof. One roof light is proposed in the existing main roof of the property at the front and one at the rear. A single storey side extension is also proposed spanning 9.398m in length and projecting 2.069m to the side. A minimum side space of 8.36m is proposed between the flank wall and the side boundary increasing to 0.993m towards the rear. The roof will have a shallow pitch with a maximum height of 3.2m and an eaves height of 2.8m. One window is proposed in the flank elevation of the single storey extension, one window in the rear elevation and one window in the front elevation. Alterations to the front elevation have also been shown which includes the relocation of the front entrance door from the side to the front in place of a ground floor front window. The existing small pitched roof, which is currently above the front window to be removed, will also be extended over the new front entrance door.

Location

The application site is a two storey semi-detached property on the southern side of South Hill Road, Shortlands. Properties in the area are primarily semi-detached two storey dwellinghouses of varying architectural styles.

Comments from Local Residents

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

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways officer raises no objections.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

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

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

Planning History

Planning permission was granted under ref: 90/03231/FUL for a First floor side extension.

More recently a certificate of lawfulness application was refused under ref: 13/03973/PLUD for a Single storey side extension and enlarged side dormer extension as the enlarged side dormer was not considered to be permitted development under Classes A and B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

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 property currently benefits from a cat slide roof with a large side dormer style extension which forms part of the first floor of the property. This has been previously extended by application permitted under ref: 90/03231. The first floor element of the proposed side extension is to enlarge this side dormer extension by increasing the roof height and extending it a further 2.55m forward so the first floor will span the majority of the length of the property. However, the first floor extension would be set back 1.5m from the front of the property and would have a lower roofline than the existing property resulting in a subservient appearance. The single storey side element of the proposal would project 2.069m to the side and span the full length of the existing property. A minimum side space of 8.36m is proposed between the flank wall of the single storey addition and the side boundary. As the proposed extension includes a first floor side element, Policy H9 should be considered which requires a minimum of 1 metre space from the side boundary of the site for the full height and length of the flank wall for proposals of two or more storeys in height. Accordingly, the first floor element will not project any further to the side than the existing main side building line of the property and will be approximately 2.9m from the side boundary. Therefore Member's may consider that an adequate amount of separation has been retained as to not cause a cramped appearance to occur and to protect the amenities of the neighbouring property at no. 117. Furthermore, the subservient design of the proposed first floor element would reduce the impact of the extension on the appearance of the pair of semi's from the street scene and character of the area in general.

The roof of the single storey element will have a shallow pitch which is in line with the existing small pitched roof currently in existence above a ground floor front window. This window is to be removed and a new front entrance door inserted in its place with the pitched roof design extended over the new door. One window is proposed in the front elevation of the single storey extension. The front elevational alterations are considered to be minor alterations and in keeping with the design of the host dwelling. In addition, the single storey element is modest in scale and not considered to cause a detrimental impact on the host dwelling or character of the area.

One new window is proposed in the first floor side elevation of the extension and one roof light in the side elevation of the new roof. The new window is to serve an en suite bathroom and the roof light to serve a bathroom on the second floor within the roof space. As such it is considered reasonable, if the application is to be granted, to condition these windows to be obscure glazed and non-opening below 1.7m, to further protect the privacy of host dwelling and neighbouring property at no. 117. One roof light is proposed in the existing main roof of the property and in the new roof of the extension within the front elevation and one at the rear. These are not considered to cause any additional opportunities for overlooking than currently exist in the upper floors of the property.

Having had regard to the above Member's may consider that given the subservient design of the proposed extension and the separation proposed at first floor level that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal. Furthermore, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on the file ref: 14/00667/FULL6 excluding exempt information.

RECOMMENDATION: PERMISSION

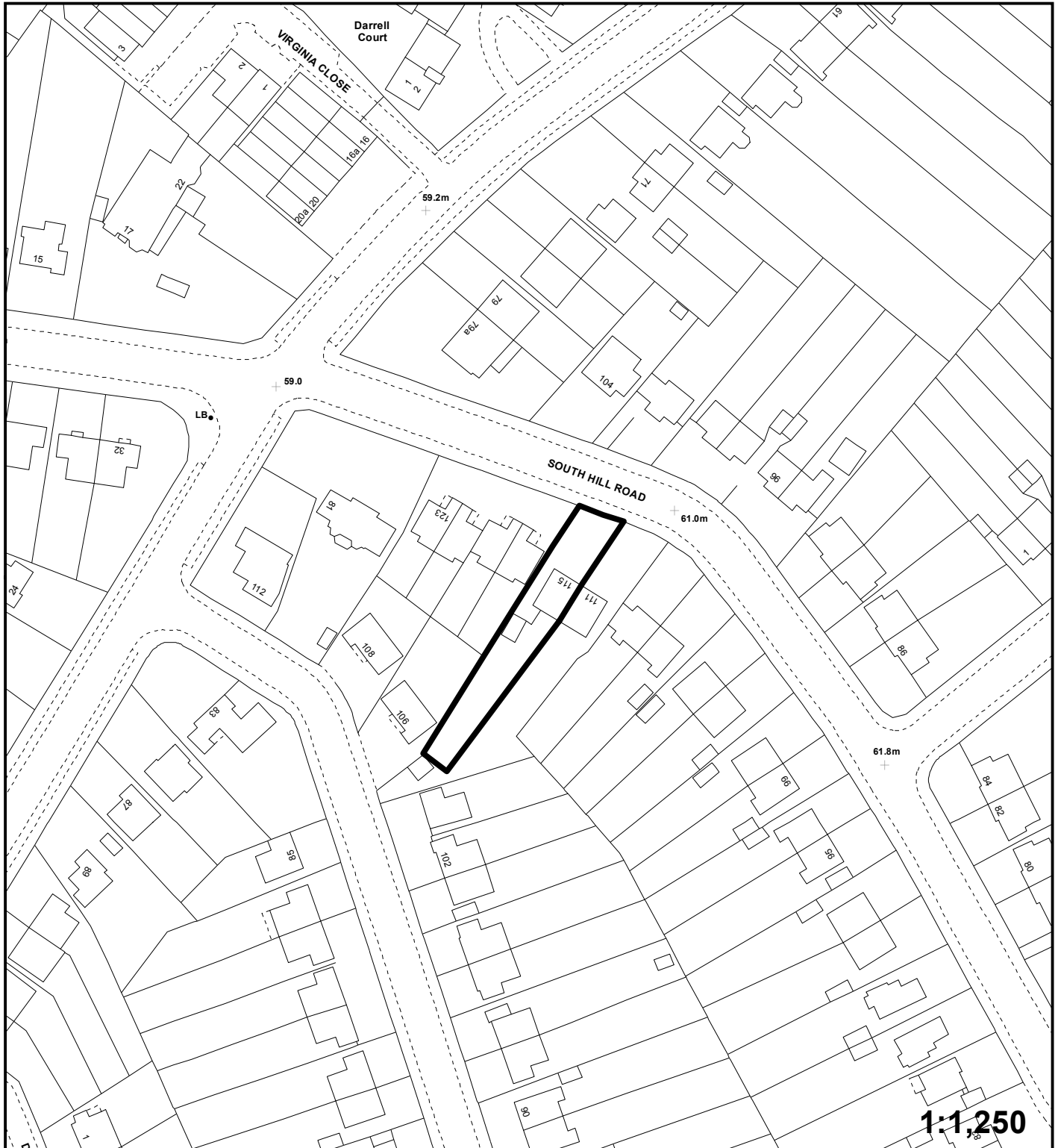
Subject to the following conditions:

- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACC04 | Matching materials |
| ACC04R | Reason C04 |
| 3 | Before the development hereby permitted is first occupied, the proposed window(s) in the north-western elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.
In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties. |
| 4ACI17 | No additional windows (2 inserts) north-western extension |
| ACI17R | I17 reason (1 insert) BE1 |
| 5ACK01 | Compliance with submitted plan |
| ACK05R | K05 reason |

Application: 14/00667/FULL6

Address: 115 South Hill Road, Shortlands, Bromley, BR2 0RW.

Proposal:



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