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DATE: 6 May 2014

To: Members of the
PLANS SUB-COMMITTEE NO. 4

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Simon Fawthrop, Julian Grainger,
Russell Jackson, Kate Lymer and Richard Scoates

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 15 MAY 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 MARCH 2014**
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- 4 PLANNING APPLICATIONS**

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NO REPORTS			

SECTION 2 (Applications meriting special consideration)

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4.2	Chelsfield and Pratts Bottom	25 - 30	(14/00432/ADV) - Land at Roundabout at Hewitts Road and Sevenoaks Road, Orpington.
4.3	West Wickham	31 - 34	(14/00532/FULL6) - 34 Copse Avenue, West Wickham.
4.4	West Wickham	35 - 40	(14/00544/FULL6) - 32 Copse Avenue, West Wickham.
4.5	Copers Cope Conservation Area	41 - 50	(14/00754/FULL1) - Unit 1 Limes Road, Beckenham.
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SECTION 3 (Applications recommended for permission, approval or consent)

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4.9	Bromley Common and Keston	71 - 76	(13/04253/FULL6) - 7 Greys Park Close, Keston.
4.10	Petts Wood and Knoll	77 - 80	(14/00501/RECON) - 9 Acacia Close, Petts Wood.
4.11	Copers Cope	81 - 88	(14/00599/FULL1) - Boulders, 21 Beckenham Place Park, Beckenham.
4.12	Cray Valley East Conservation Area	89 - 94	(14/00618/FULL1) - St Josephs R.C. Church, High Street, St Mary Cray.
4.13	Plaistow and Sundridge	95 - 100	(14/00682/FULL6) - Treesway, Lodge Road, Bromley.
4.14	West Wickham	101 - 104	(14/00855/FULL6) - 8 Woodland Way, West Wickham.
4.15	Chelsfield and Pratts Bottom	105 - 110	(14/00881/FULL6) - 7 Oxenden Wood Road, Orpington

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

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5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page No.	Application Number and Address
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5.2	Cray Valley West	119 - 122	(DRR/13/035) - 138 Lockesley Drive, Orpington.
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6 TREE PRESERVATION ORDERS

Report No.	Ward	Page No.	Application Number and Address
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7 MATTERS FOR INFORMATION:- ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY

NO REPORT

PLANS SUB-COMMITTEE NO. 4

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

Present:

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Julian Grainger,
John Ince, Russell Jackson, Kate Lymer and Richard Scoates

Also Present:

Councillors Russell Mellor, Alexa Michael, Sarah Phillips and
Colin Smith

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Simon Fawthrop; Councillor John Ince attended as substitute.

Councillor Russell Jackson apologised for his early departure from the meeting.

29 DECLARATIONS OF INTEREST

Councillor Jackson declared a personal interest in Item 4.1 (Minute 31.1) as he was a Governor of Warren Road Primary School.

Councillor Adams declared a personal interest in Item 4.2 (Minute 31.2) as he and Father Paul Keown, Vicar of St Michael and All Angels Church, were Governors at Stuart Fleming Primary School.

Councillor Ince declared a personal interest in Item 4.9 (Minute 31.9) as he was well acquainted with an objector to the application.

All Members declared a personal interest in Item 4.17 (Minute 31.17) as the applicant was known to them.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 JANUARY 2014

RESOLVED that the Minutes of the meeting held on 23 January 2014 be confirmed and signed as a correct record.

31 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

31.1 CHELSFIELD AND PRATTS BOTTOM

**(13/04165/REG3) - Warren Road Primary School,
Warren Road, Orpington**

Description of application - Detached timber framed classroom building.

An objection concerning the location of the path from the existing school building was received from Sport England. It was suggested that the path be relocated and a revised plan be submitted.

Members having considered the report and objection, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO AGREEMENT WITH SPORT ENGLAND** and subject to the conditions and informatives set out in the report of the Chief Planner.

A further informative was included to read:-

3 The applicant is advised that the inclusion of a green roof in the proposed development would be welcomed.

SECTION 2

(Applications meriting special consideration)

31.2 CLOCK HOUSE

**(13/03082/FULL1) - St Michael and All Angels
Church, Ravenscroft Road, Beckenham**

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

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Sarah Phillips in support of the application were received at the meeting.

It was reported that further objections to the application had been received.

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

Chief Planner with the addition of a further two conditions to read:-

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

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

11 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

**31.3
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(13/03655/FULL1) - Rivenhall, Holwood Park
Avenue, Orpington**

Description of application - Demolition of existing dwelling and erection of two detached houses.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Alexa Michael in objection to the application were received at the meeting.

Comments from Ward Member Councillor Stephen Carr in support of the application were reported.

Comments from the Tree Officer were also reported.

Paragraph 5 on page 30 of the report was amended to read:- 'It is also noted that the Advisory Panel for Conservation Areas does *not* have any objections to the proposal with regard to its layout or conservation and design matters.'

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

Chief Planner with the addition of a further three conditions to read:-

14 No demolition of buildings shall take place until a survey has been carried out to ascertain if any bats are roosting in the buildings concerned. If any bats are discovered, details shall be submitted to and approved in writing by the Local Planning Authority of the timing of the works and any necessary mitigation measures. The works shall be carried out in accordance with the approved timing and mitigation measures.

Reason: In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

15 If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

16 Notwithstanding those details submitted with the application, details of surface water drainage proposals and the impact of the development, especially basements, on the drainage of the site and vicinity shall be submitted to and approved by the Local Planning Authority and implemented before first occupation of the dwellings.

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

**31.4
COPERS COPE**

(13/03853/FULL2) - Junction House, 4-6 Southend Road, Beckenham

Description of application - Change of use from use class B1a office to use class D1 nursery.

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

It was reported that further objections to the application had been received.

Members noted that the planning officer's recommendation on page 40 of the report, had been amended to read 'permission'.

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

1 The proposal does not include suitable parking and dropping off facilities for the nursery which would be likely to lead to indiscriminate parking and unsafe conditions in the highway in the proximity of the site, contrary to Policy T18 of the Unitary Development Plan.

2 No evidence has been provided of long term vacancy despite marketing of the premises or to demonstrate that there is no local shortage of office floorspace. Nor has any evidence been provided to show that the size, configuration, access arrangements or other characteristics make it unsuitable for Classes B1, B2 or B8 use, or that full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses or that there is no likely loss of employment resulting from the proposal. The proposed development is therefore contrary to Policies EMP3 and EMP5 of the Unitary Development Plan.

31.5 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 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. It was also reported that further comments in support of the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION**

BE GRANTED as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.
Councillor Grainger's vote against permission was noted.

**31.6
DARWIN**

(13/04248/FULL6) - Two Ways, Viewlands Avenue, Westerham

Description of application - Roof alterations to provide habitable accommodation with roofspace, conversion of existing garage to habitable room, erection of chimney to side, elevational alterations and detached double garage/gym/store to rear.

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 REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**31.7
BICKLEY**

(13/04288/FULL6) - 16 Falcon Avenue, Bickley

Description of application - First floor side/rear extension.

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

1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained for the full height and length of the flank wall of the dwelling and the flank boundary required, in respect of two-storey development and, in the absence of such a separation, the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and BE1 of the Unitary Development Plan.

**31.8
HAYES AND CONEY HALL**

(13/04292/FULL1) - 11 Alexander Close, Hayes

Description of application - Conversion of existing dwelling to two 3 bedroom terraced dwellings.

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

Comments from Ward Member Councillor Mrs Anne Manning were reported at the meeting.

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

1 The proposed development would result in an unsatisfactory change to the character and appearance of the dwellings and the street, by reason of the terracing effect caused by the elevational changes necessary to create an additional dwelling, excessive hardstanding and car parking, and consequential lack of soft landscaping, therefore contrary to Policy BE1 of the Unitary Development Plan.

**31.9
PETTS WOOD AND KNOLL**

(14/00249/FULL6) - 4 Little Thrift, Petts Wood

Description of application - Two storey side/rear extension and increase in roof height to incorporate rear dormer and extension to existing garage roof.

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

Comments from Ward Member Councillor Simon Fawthrop in objection to the application were reported at the meeting (attached as Appendix A).

It was reported that further objections to the application had been received.

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

1 The proposal, by reason of its excessive scale, size and layout, would be out of character with surrounding development and harmful to the spatial standards and character and appearance of the Petts Wood Area of Special Residential Character, and contrary to policies BE1, H8, H9 and H10 of the Unitary Development Plan.

2 The proposed extension would adversely affect the amenities associated with the neighbouring properties either side, by reason of loss of light, contrary to Policy BE1 of the Unitary Development Plan.

**31.10
CLOCK HOUSE**

**(14/00449/RESPA) - County House,
221-241 Beckenham Road, Beckenham**

Description of application - Change of use of ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 one bedroom and 10 two bedroom flats (56 day application to prior approval in respect of transport, contamination and flooding risks under Class J Part 3 of the GPDO).

Oral representations in objection to the application were received. Oral representations from Ward Member Councillor Sarah Phillips were received at the meeting.

Comments from the Highways Division were reported. Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL WAS REQUIRED AND REFUSED** for the following reasons:-

1 The transport and highways impacts of the development are considered to be unsatisfactory with particular regard to the impact of the number of dwellings proposed on local transport infrastructure, uncertainty regarding delivery and retention of the proposed car parking, including the accessibility and overall number of spaces, and the potential for dangerous manoeuvres within the adjacent public highway.

SECTION 3

(Applications recommended for permission, approval or consent)

**31.11
PLAISTOW AND
SUNDRIDGE**

(13/02568/FULL1) - 10 Aldermay Road, Bromley

Description of application - Hip to gable loft extension, insertion of rear dormer windows and conversion of loft space to increase size of existing fourth unit from 1 bedroom to 2 bedroom flat (4 units in total).

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 with the addition of a further condition to read:-

5 Notwithstanding those details submitted with the application before development commences, large scale plans of the dormers on a 1:20 scale shall be

submitted to and approved by the Local Planning Authority and installed in accordance with those details.

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

**31.12
PLAISTOW AND
SUNDRIDGE**

(13/03404/FULL1) - 12 Aldermary Road, Bromley

Description of application - Roof extensions, single storey rear extension and alterations to provide a one bedroom flat on the upper floor together with a two bedroom flat on both the ground and first floors (3 units in total).

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

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

5 Notwithstanding those details submitted with the application before development commences, large scale plans of the dormers on a 1:20 scale shall be submitted to and approved by the Local Planning Authority and installed in accordance with those details.

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

**31.13
CHISLEHURST
CONSERVATION AREA**

(13/03970/FULL1) - The Bickley Arms, Chislehurst Road, Chislehurst

Description of application - Single storey side extension and raised terrace, detached barbecue hut and beach hut in rear garden, with landscaping including raised decking and planters.

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

It was reported that all three Ward Members were in support of the application.

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 the addition of a further condition to read:-
4 Prior to commencement of the development hereby permitted, a management plan for the outside areas shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include but not be limited to, information regarding measures to control smoke and odours from the proposed barbeque and to reduce any other harmful impacts of the use of this area on the adjacent residential properties. Measures agreed in the plan shall be implemented in accordance with any agreed timescale and shall be permanently maintained unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of adjacent residential properties and to accord with Policy BE1 of the Unitary Development Plan.

**31.14
BIGGIN HILL**

(13/04199/FULL1) - 39 Church Road, Biggin Hill

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

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

It was reported that the site map on page 103 of the report was incorrect in that the application site was actually located two properties to the right of the property outlined.

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

**31.15
BICKLEY**

(13/04243/FULL6) - Greenwood, Bickley Park Road, Bickley

Description of application - Single storey side/rear extension and outbuilding to rear for use as gym/play/store.

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

As Ward Member for Bickley, Councillor Lymer spoke in objection to the application (attached as Appendix B).

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

1 The proposed extension and outbuilding by reason of their location, size and design and the cumulative impact along with previous development at the site would constitute an overdevelopment of the site, harmful to spatial standards and the character and appearance of the Bickley Park Area of Special Residential Character, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.

**31.16
CLOCK HOUSE**

(14/00395/FULL6) - Glenwood, Blakeney Road, Beckenham

Description of application - Glenwood: Part one/two storey rear extension, conversion of garage to habitable room with bay window to front and new tiled roof over existing lean-to extension.

Maune: First floor rear extension, porch to side, bay window to front and elevational alterations.

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

1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained for the full height and length of the flank wall of the dwelling and the flank boundary required, in respect of two-storey development and, in the absence of such a separation, the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and BE1 of the Unitary Development Plan.

2 The proposal would adversely affect the residential amenities of neighbouring flats at No 1 Blakeney Road, by reason of loss of light and prospect and overlooking and loss of privacy, contrary to Policy BE1 of the Unitary Development Plan.

31.17
ORPINGTON

(14/00401/PLUD) - 95 Kynaston Road, Orpington

Description of application - Single storey rear extension, rear dormer and hip to gable end roof alterations CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

The Planning Officer informed Members that as the proposed single storey rear extension would not constitute permitted development, a Certificate of Lawfulness could not be granted for this particular aspect of the application. He therefore suggested that, if minded to do so, Members could make a split decision.

Members having considered the report, **RESOLVED that A SPLIT DECISION BE ISSUED** as outlined out below:

A CERTIFICATE OF LAWFULNESS BE REFUSED IN RESPECT OF THE SINGLE STOREY REAR EXTENSION for the following reason:-

1. The proposed single storey rear extension would not constitute permitted development as it would not comply with section A.1(h)(iii) of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

A CERTIFICATE OF LAWFULNESS BE GRANTED in respect of the proposed roof extensions and alterations as this constitutes permitted development under Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

31.18
SHORTLANDS

(14/00459/FULL6) - 48 Elwill Way, Beckenham

Description of application - Two storey side and rear extensions, alterations to roof including rear dormer, Juliet balconies, front porch, alterations to existing garage, alterations to fenestration.

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

The Planning Officer advised Members that the references to the 'Park Langley Area of Special Residential Character Design Guide' and the 'PLRA Design Guide' on pages 120 and 121 of the report were not related to any planning policy or guidance

but taken from guidance produced by the Park Langley Residents Association which carried very limited planning weight.

It was also reported that the sidespace reference of 1m in the penultimate paragraph on page 121 should actually refer to a gap between the two storey development and the site boundary to the west of between approximately 1.2m and 1.6m and to the east of approximately 1.9m.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

31.19 BROMLEY TOWN

(13/04036/VAR) - 61 High Street, Bromley

Description of application - Variation of condition 2 and condition 4 of permission reference 11/02648/FULL2 to allow unrestricted A2 use and to amend opening hours.

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

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

The meeting ended at 10.15 pm

Chairman

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**ITEM 4.9 (MINUTE 31.9) - 4 LITTLE THRIFT, PETTS WOOD, ORPINGTON
- REPORTED COMMENTS FROM WARD MEMBER COUNCILLOR SIMON
FAWTHROP**

I have already given my apologies for the meeting on 20th March but hope that you will give due consideration to my submission which is supported by Councillors Auld and Owen.

I have visited and spoken to the residents, of nos. 3, 4, 4a and 5 Little Thrift and viewed the property from all angles and aspects, both front and rear. The applicants advised me that they had consulted the objectors on this application, however this was denied by the objectors. The objectors advised that they would be happy for the application to be deferred so that discussions could take place with them and the applicant. The applicant indicated that they were not interested in a deferral, though did indicate they would be willing to accept that Permitted Development Rights should be removed if the application was to be granted.

Little Thrift sits at the heart of the Petts Wood Area of Special Residential Character (ASRC). The Gardens have TPOs and in many cases are defined as Green Belt.

When the estate was laid out by the developer Basil Scruby, he planned out the roads, utilities and plot sizes imposing strict guidelines on materials to be used, density and design to meet his vision of a high class suburb emulating the garden suburb movement and it is this heritage which the ASRC designation seeks to conserve for future generations. The residents of Little Thrift have aspirations to enhance the area further by seeking Conservation Area Status.

Many of these references are contained within the ASRC policy H10 which refers specifically in paragraph 4.49 to protect against unsympathetic development which would threaten the established character and residential amenity. These standards are set out in Appendix I of the UDP.

In particular paragraph 1.1 (ii) says the properties should have the same readily identifiable characteristics, high spatial standards and well landscaped frontages. Paragraph 1.2 (i) states that developments likely to erode the quality and character of the ASRC shall be resisted. And (ii) residential density shall accord with that existing in the area. (vii) new development will be expected to take account of existing front and rear building lines. On page 67 of the committee report you will notice that this development projects 3.8 metres beyond the rear building line in contravention of this ASRC policy.

Looking at the impact upon the neighbours the key elements of the report are listed on page 69, where in the second paragraph it quite clearly states that the bulk and scale of the development would be significant. In the third paragraph on page 69 the report states that the impact on no. 4a (Flank window) would be acceptable for properties that are separated by at least 2 metres. In this instance the separation between No.4 and no.4a will be about 1 metre which is not acceptable. The report also recognises that there will be

an impact on no.4a's kitchen dining area. The report says that this would not be sufficient to warrant refusal, but it does have an impact on the residential amenity of no. 4a.

The impact on no. 3 is starker as the building will directly block the light to their lounge which is considered a habitable room. Whilst this is two storeys and stepped back it is clear from the report that the impact is one of balance. However I understand that the planning officer did not visit no. 3 to establish the impact on this habitable room. Having visited this property and seen for myself on a glorious sunny day the room, it is clear to me that the room is already dimly lit by natural sunlight and the reduction that would come about by the proposed extension would adversely impact the residential amenity of no.3.

Finally we have to look at the impact of the development on the ASRC as seen from the front of the street scene. The proposal would have an impact upon the ASRC street scene by narrowing the view beyond the houses and blocking out the greenery that can be seen throughout the spring and summer months which is one of the major contributing factors in the Petts Wood ASRC.

So to summarise: given that the applicant is unwilling to defer the application to enter into reasonable discussions with their neighbours. I would urge members to refuse this application on the following grounds:-

- i) The scale, size and layout is not compatible with development in the surrounding area. Policy H8 (i).
- ii) H10 Area of Special Residential Character, the development will erode special standards in the ASRC 1.1 (ii) and 1.2 (vii). The development does not take into account the existing rear building lines and 1.2 (ii) does not accord with the residential density in Little Thrift and taken from the street scene erodes the aspect of the ASRC by reducing the visibility of mature trees and greenery as seen from the street.
- iii) BE 1 (iv) and (v) In that it impacts upon the residential amenity of nos. 3 and 4a and impacts upon the daylight on the habitable room of no.3. Little Thrift in particular.
- iv) H9 Side space the proposed extension between nos. 4 and 4a does not step back by a minimum of 1M meaning there is insufficient side space from the rear of the existing building line at no.4 Little Thrift.

Should members not be minded to refuse permission then if permission is granted can the condition removing PD rights be attached to the application.

Simon Fawthrop
Councillor for Petts Wood & Knoll Ward
London Borough of Bromley

**ITEM 4.15 (MINUTE 31.15) - GREENWOOD, BICKLEY PARK ROAD, BICKLEY -
REPORTED COMMENTS FROM COMMITTEE MEMBER AND WARD
COUNCILLOR KATE LYMER**

This house is already too big. This is the 10th planning application on this site. The last application you will recall came to this Committee last September when the applicant wanted to enlarge the house to change the use from a dwelling house to a larger house of multiple occupation for African Missionaries.

This application comprises of two parts, the large extension to the house and the proposed building of an outbuilding.

Firstly the extension. Greenwood is situated in the Bickley Park area of special residential character. Our UDP states that applications in an ASRC should be in accord with residential density, spatial standards, height etc with the standards set in the area. Greenwood is already much larger, bulkier, higher and more dominant than the neighbouring properties on either side of it. It already looks out of kilter with the homes in it's vicinity. The single storey extension is proposed to run along the whole left hand side of the building and along the entire length of the back of the house. This extension equates to a massive 74% increase in ground floor space, on an already large house. This would be out of character with the spatial standards of the ASRC and an overdevelopment of the site.

During its planning history, 3 of the previous 12 applications were proposing to building another house in the back garden. In this application they instead propose to build an outbuilding at the rear. The stated use of this outbuilding is to be a playroom, or perhaps a gym, or they suggest it could be a store room. The fact that there is no specified use for this outbuilding points to the fact that there is no real need for this building.

Regardless of the fact that this is proposed to be built in a large garden, the proportions of this outbuilding are huge. Much larger than your average shed. This outbuilding is proposed to be 11m by 7m. This is the size of a barn, but without the farm to match it. This outbuilding is so big that it is larger than the existing rear reception room inside the house, which measures less than half the size at only 5.8m x 5.1m. Therefore this proposed building is backland development. In our UDP it states that backland development is not allowed in an Area of Special Residential Character.

In conclusion, the proposed development will be too big compared to adjoining properties thus ruining the character of the ASRC. Furthermore the front appearance will be larger than the adjacent houses. Plot width, garden depth and plot ratio will change dramatically and will not fit to the area, and the proposed development will certainly alter the external appearance in such a way that it will not fit in the ASRC. There is little doubt that if this extension is allowed a further application is likely to soon follow to build on top of it.

I propose that this application is refused on the following grounds:

- Detrimental impact on the character and spatial standards of Bickley Park Area of Special Residential Character due to its size and bulk
- It is out of character with the houses in the vicinity
- Both the extension and the outbuilding are an overdevelopment of the site as both are excessive in size
- And in my opinion the outbuilding is backland development

These are all contrary to policies H10, BE1 and H8.

SECTION '2' – Applications meriting special consideration

Application No : 13/02835/FULL1

Ward:
Hayes And Coney Hall

Address : 1 Croydon Road West Wickham BR4
9HT

OS Grid Ref: E: 539179 N: 165382

Applicant : Mr Ian Johnson

Objections : YES

Description of Development:

The erection of a detached building to provide 2 x two bedroom maisonettes and the provision of 4 car parking spaces, two for the use of the existing properties 1 and 3 Croydon Road and two spaces for the new dwellings

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Local Distributor Roads
London Distributor Roads

Proposal

The proposal is for a pair of maisonettes which will occupy an existing area of open land to the north-western corner of Croydon Road, at the corner of Croydon Road and Addington Road. The site adjoins 1-3 Croydon Road which comprises a semi-detached pair of two storey buildings forming a block of four maisonettes fronting a slip road alongside Croydon Road.

The proposed building will maintain a minimum separation of 4.0m to Addington Road and 4.2m to Croydon Road and will sit forward of the building line of the neighbouring maisonettes at 1-3 Croydon Road. It will incorporate a maximum width of 10.0m and a maximum depth of 10.4m. It will incorporate a pitched roof, rising to a maximum height of 7.8m.

Following the receipt of revised plans (received 27.3.14) allowing for all sleeping accommodation within the two dwellings to be provided within the upper floor, the design of the proposed building has been revised to incorporate a central (vertical) partition (rather than a partition between the ground and first floors) so that the

accommodation for each maisonette will be on two levels, a design more akin to a pair of semi-detached houses.

Two off-street parking spaces will serve the development, whilst two off-street spaces are proposed for the donor property.

The application is accompanied by a Design And Access Statement.

Location

The site comprises an existing area of open land to the north-western corner of Croydon Road, at the corner of Croydon Road and the A2022 Addington Road. The site adjoins 1-3 Croydon Road which fronts a slip road alongside Croydon Road.

There is a pine tree situated to the front of the site which is protected by a Tree Preservation Order.

The site lies across Floor Zones 1,2 and 3

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- lack of information about provision of car parking spaces at the rear of the site
- right of way to rear of neighbouring has been blocked by the applicant
- proposal to construct a double garage was refused in 2006 on the basis that the access has substandard visibility and due to restricted width, cars would not be able to leave the highway in forward gear
- loss of prospect
- noise and disturbance to neighbouring property caused by vehicular activity
- land to the rear of the site has already been cleared
- damage caused to neighbouring property

Comments from Consultees

No technical Highways objections raised.

Following receipt of revised plans (received 27.3.14, allowing for all sleeping accommodation to be provided within the upper floor) the Environmental Agency no longer object to the proposal.

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.

The National Planning Policy Framework and that National Planning Policy Guidance are also important material considerations in assessing this application.

Planning History

Under ref. 06/00568 planning permission was refused in respect of a detached double garage and forecourt car parking at rear of 1 and 3 Croydon Road, on the following grounds:

"The proposal would intensify use of the access to Croydon Road, which is a District Secondary Road in the adopted and draft Unitary Development Plans. This access has substandard visibility and by reason of its restricted width, cars would not be able to enter and leave the highway in forward gear. As such the proposal would be prejudicial to the free flow of traffic and conditions of pedestrian and vehicular safety along Croydon Road, contrary to Policy T.3 of the adopted Unitary Development Plan and Policy T22 of the second deposit draft Unitary Development Plan (September 2002)."

"The proposal would be detrimental to the amenities of adjacent residential properties by reason of loss of prospect and the noise and general disturbance of vehicular activity associated with the use of the garage and forecourt, contrary to Policy H.3 of the adopted Unitary Development Plan and Policy H6 of the second deposit draft Unitary Development Plan (September 2002)."

Conclusions

The main issues relating to this application concern its impact on local character and on neighbouring amenity.

As noted above the site is prominently situated alongside the junction of Croydon Road and the A2022 Addington Road and appears as garden land comprising of grassland and various trees and shrubs. It forms a buffer between the houses along the northern side of Croydon Road and Addington Road, and provides something of a visual break within this corner. The site is tapered so that it narrows significantly at the rear, and hence the forward siting of the proposed building. The site is considered to contribute to local visual amenity, particularly given its prominent and exposed position.

Taking account of the above site characteristics the proposal is considered unacceptable as it will be especially dominant and out of character, and harmful to the visual amenities of the area. This impact will be exaggerated as a result of its forward siting in advance of the neighbouring building line. Whilst it is noted, in the Design And Access Statement, that "the row of houses is completed at the other end of Croydon Road by a detached house which sits in front of the general building line", the two sites are considered distinct from one another, and in the case of No 29A (the house at the far end of this road cited by the Agent) that

dwelling maintains a much more generous separation to the junction than is proposed in this scheme. Furthermore, it is considered that this proposal represents a cramped overdevelopment of the site given the level of site coverage by the proposed building.

No objections are raised in respect of the impact of the proposal on neighbouring amenity, given the relationship between the proposed building and surrounding properties. However, this consideration does not outweigh the concerns set out in the preceding paragraph. Concerns raised by residents in respect of the right of the way to the rear of the site are a private legal matter and do not represent a determining factor in this application.

Background papers referred to during production of this report comprise all correspondence on the files refs. 06/00568 and 13/02835, excluding exempt information.

as amended by documents received on 27.03.2014

RECOMMENDATION: PERMISSION BE REFUSED

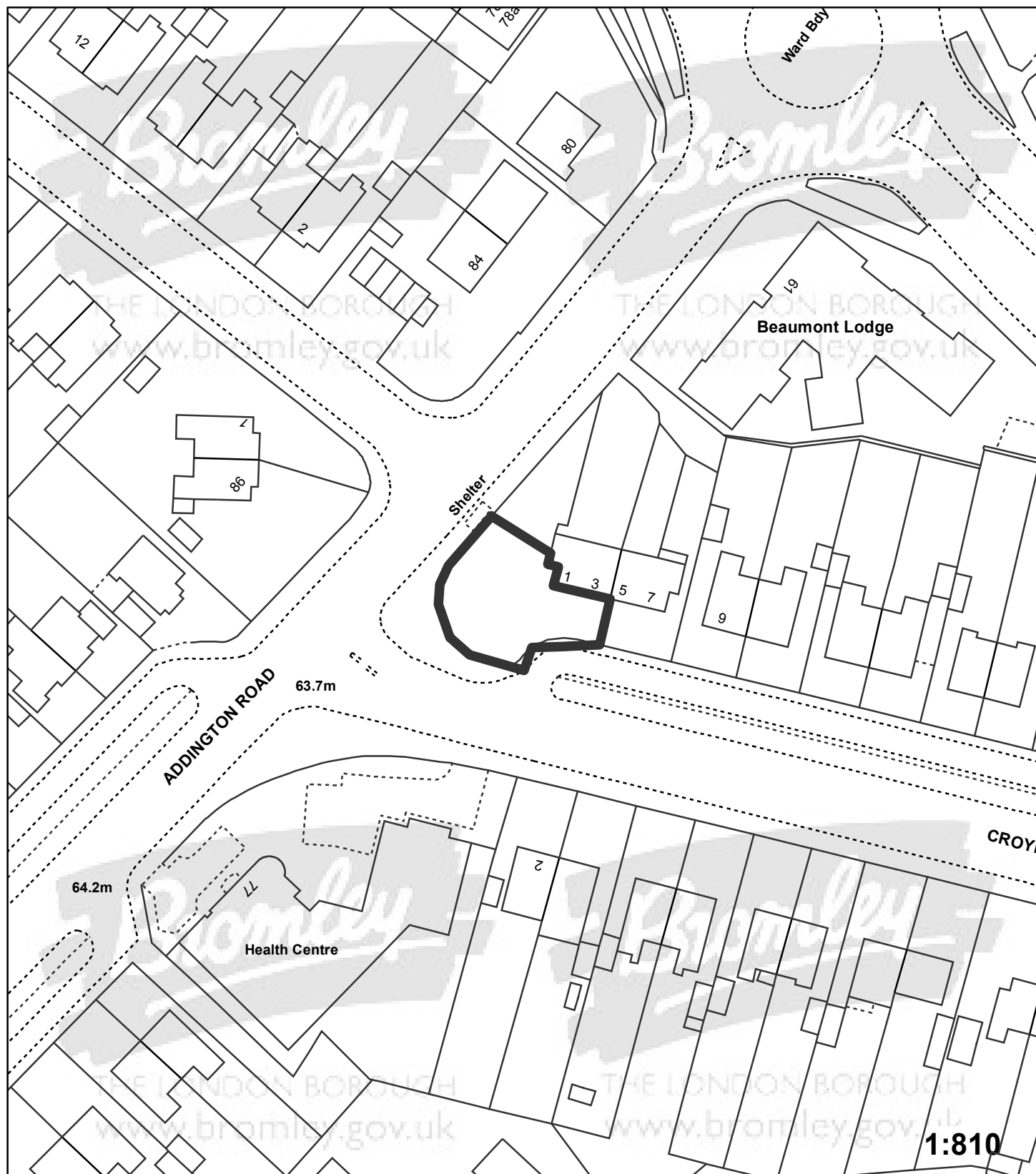
The reasons for refusal are:

- 1 The proposal, by reason of its prominent siting in advance of the neighbouring building line and exposed position within this prominent corner plot, will appear out of character and harmful to the visual amenities of the area, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.
- 2 The proposal represents a cramped overdevelopment of the site by reason of the restrictive size of plot available and would be detrimental to the character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

Application:13/02835/FULL1

Address: 1 Croydon Road West Wickham BR4 9HT

Proposal: The erection of a detached building to provide 2 x two bedroom maisonettes and the provision of 4 car parking spaces, two for the use of the existing properties 1 and 3 Croydon Road and two spaces for the new dwellings



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/00432/ADV

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : **Land At Roundabout At Hewitts Road**
 And Sevenoaks Road Orpington

OS Grid Ref: **E: 548904 N: 163009**

Applicant : **Mrs Jan Butcher**

Objections : YES

Description of Development:

5 x non-illuminated freestanding signs

Key designations:

Area of Outstanding Natural Beauty
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding
Local Distributor Roads
Stat Routes
Stat Routes
Stat Routes

Proposal

Advertisement consent is sought for 5 non-illuminated freestanding signs. The proposed signs would measure approximately 1.5m in width and 0.6m in height. The signs would be set 0.3m from ground level resulting in an overall height of 0.9m.

The site is located with the Green Belt and a Special Advert Control Area.

Location

The roundabout is located to the eastern side of the borough, adjacent to the boundary with Sevenoaks District Council. The roundabout provides access from the A21 onto the M25.

Comments from Local Residents

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

Comments from Consultees

Sevenoaks District Council have raised objections regarding the impact of the advertisement on the visual amenities of the area and the potential impact on highway safety. The following grounds of refusal have been suggested:

"The advertisements represent an acceptable and unnecessary proliferation of signage which appears incongruous because of their prominent siting and which result in visual clutter and harm to the visual amenities of the locality contrary to Regulation 3 (1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and paragraph 67 of the National Planning Policy Framework.

The advertisements result in the distraction of motorists entering the roundabout junction and increase the risk of collision, to permit the advertisements would be a risk to public safety contrary to Regulation 3 (1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and paragraph 67 of the National Planning Policy Framework."

Highways- the Council's Highways engineer states that the sign fronting A21 does not appear to be in any sightlines but TFL should be consulted.

Transport for London- the site of the proposed advertisements is on the A21 which forms part of the Transport of London Road Network. The signs are standard size and non-illuminated and unlikely to have an adverse impact upon highways safety.

Planning Considerations

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

BE21 Control of Advertisements and Signs
T18 Road Safety

Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

National Planning Policy Framework (para.67) states:

"Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local

planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Planning History

There does not appear to be any planning history at the site.

It is noted that advertisement consent was recently granted for the provision of 4 x non-illuminated sponsorship signs at roundabout at junction of A21 Sevenoaks Road and Rushmore Hill. These signs measured approximately 1m in width and 0.5m high.

Conclusions

The main issues in this case are whether the signs are in keeping with the appearance of the surrounding area and their impact on pedestrian and vehicular safety.

The proposed signs would be located at each entrance point onto the roundabout from the A21, Wheatsheaf Hill, A224, Court Road (Orpington By-Pass). It is noted that signs are positioned to attract the attention of motorists to view the advertisements. Sevenoaks District Council have raised concerns regarding the potential impact upon the highway safety of motorists and due to their siting and size Members may consider the signs to be a hazard to motorists approaching and using the roundabout.

The site is located within the Green Belt, an Area of Special Advert Control and is adjacent to an Area of Outstanding Natural Beauty. Policy BE21 states that advertisements, hoardings and signs should generally not be located in the Green Belt and should not create a hazard to road users. Due to the number and size of the signs proposed, Members may consider that the proposal would cause the visual cluttering of the roundabout. Reference has been made to recently approved signage at the Rushmore Hill, however is noted that these signs were smaller in size and less in number.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/00432 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

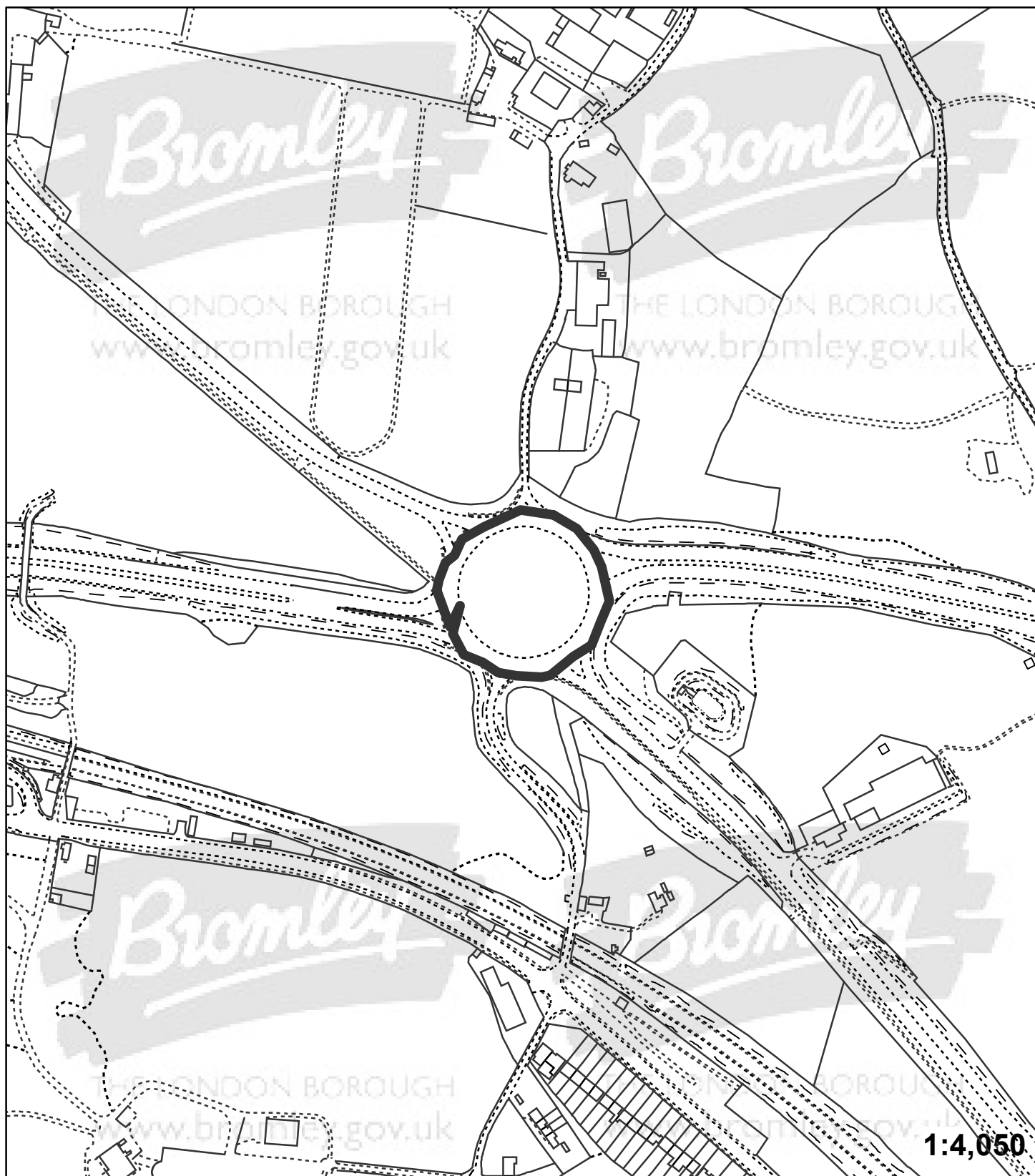
- 1 The proposed freestanding advertisement signs, by reason of their excessive size and prominent siting, would represent an acceptable and unnecessary proliferation of signage which would appear incongruous to the streetscene and Green Belt location, thereby contrary to Policy BE21 of the Unitary Development Plan.

- 2 The proposed freestanding advertisement signs, by reason of their size and prominent siting, would likely to result in the distraction of motorists entering the roundabout junction and likely increase the risk of collision, thereby contrary to Policy BE21 of the Unitary Development Plan.

Application:14/00432/ADV

Address: Land At Roundabout At Hewitts Road And Sevenoaks Road
Orpington

Proposal: 5 x non-illuminated freestanding signs



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/00532/FULL6

Ward:
West Wickham

Address : 34 Copse Avenue West Wickham BR4
9NR

OS Grid Ref: E: 537701 N: 165383

Applicant : Mr And Mrs Carroll

Objections : NO

Description of Development:

Part one/two storey front/side and single storey rear extension

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side extension and a single storey rear extension.

At ground floor level the side extension has a width of 2.5m with a projection of 0.99m forward of the principal elevation in the form of a hipped roof over the proposed garage. At first floor the side extension has a width of 2.5m to the front and 1.7m to the rear and does not project beyond the front or rear building lines. A side space of 1m is stated for the full length and height of the side element.

The rear extension has a depth of 3m for the full width of the existing dwelling and the proposed side extension.

The existing hipped roof is extended over the side extension with this design replicated to the front and rear extensions at ground floor level.

Location

The application site is located to the western edge of Copse Avenue just south of the junction with Oaklands Avenue to the eastern edge. The site features a two storey semi-detached dwelling with a single storey attached garage to the southern

flank wall. The rear garden is located within Flood Zone 2 with The Beck river set beyond the western boundary.

Comments from Local Residents

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

Comments from Consultees

No technical consultations were undertaken.

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
T3 Parking

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

The National Planning Policy Framework

Planning History

A single storey side/rear extension with a depth of 3.5 metres was permitted under application ref. 06/00147 and has not been implemented.

Members will note that a similar application has been submitted by the owners of the adjoining semi at No.32, ref. 14/00544 which is also on this agenda for consideration.

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 principle of a single storey rear extension has been established at the property under the permission granted for a 3.5m deep extension for the full width of the property and behind the existing side garage under application reference 06/00147. The proposed rear extension has a reduced depth and a similar width. The neighbouring property at No.36 has a single storey development to the southern boundary that would entirely mitigate any impact the proposed rear element would have upon the amenities of the residents of that property. The depth

proposed is not considered to result in any significant harm to the amenities of the residents at No.32 to the northern boundary.

The ground floor side element replaces the existing development located to this boundary and given the presence of this existing built form and the development located to the boundary at No.36, it is considered that this would have no further impact upon the residents of that property. A relatively small forward projection is proposed, however the design is considered sensitive to the host dwelling and the vernacular of the area.

The proposed garage is of similar proportions to that being replaced and although this falls just short of the standards normally expected, the front of the property can comfortably accommodate two vehicles and it is not considered that the garage warrants a refusal of the application on this basis.

Policy H9 requires a side space of 1m to the boundary for all developments of two or more storeys for the full height and length of the development. The proposal achieves this separation and the roof design and building lines are considered to be acceptable and would not harm the character of the host dwelling, the pair of semis or the host dwelling. Existing first floor flank windows are to be replaced with two obscure glazed windows - non-opening below 1.7m above floor level - serving a landing and en-suite. It is not considered, therefore, that any overlooking or harm to the amenities of the residents at No.36 would result from the proposal.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00532 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:14/00532/FULL6

Address: 34 Copse Avenue West Wickham BR4 9NR

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



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

SECTION '2' – Applications meriting special consideration

Application No : 14/00544/FULL6

Ward:
West Wickham

Address : 32 Copse Avenue West Wickham BR4
9NR

OS Grid Ref: E: 537699 N: 165390

Applicant : Mr Marino

Objections : YES

Description of Development:

Part one/two storey side/rear and single storey front extensions

Key designations:

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

Proposal

Permission is sought for a part one, part two storey side extension and a single storey rear extension.

At ground floor level the side extension has a width of 2.5m with a projection of 1.3m forward of the principal elevation. At first floor the side extension has a width of 2.5m to the front and 5.5m to the rear with a 3m projection beyond the existing rear wall. A side space of 1m is stated for the full length and height of the side element.

The rear extension has a depth of 3m to the southern boundary with a width of 3m.

The existing hipped roof is extended over the side and rear extension with this design replicated to the front and rear extensions at ground floor level.

Location

The application site is located to the western edge of Copse Avenue just south of the junction with Oaklands Avenue to the eastern edge. The site features a two storey semi-detached dwelling with a single storey attached garage to the northern flank wall. The rear garden is located within Flood Zone 2 with The Beck river set beyond the western boundary.

Comments from Local Residents

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

- harmful impact on amenities due to noise, disturbance, overlooking, loss of privacy and overshadowing
- out of scale and over bearing compared to other semi-detached extensions in the vicinity
- unacceptably high density/overdevelopment
- loss of garden land in relation to woodland setting and open aspect
- harmful to character of neighbourhood
- negative impact on water table

Comments from Consultees

Highways have raised no objection given the spaces available to the front for parking.

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
T3 Parking

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

The National Planning Policy Framework

Planning History

There is no planning history for the property. However, Members will note that a similar application has been submitted by the owners of the adjoining semi at No.34, ref. 14/00532 which is also on this agenda for consideration.

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 neighbouring property at No. 34 does not benefit from a rear extension, although one of 3m is applied for. The depth of 3m being proposed is not considered to result in any significant harm to the amenities of the residents at No.34 to the south or No. 30 to the northern boundary.

The ground floor side element replaces the existing development located to this boundary and given the presence of this existing built form it is considered that this would have no further impact upon the residents of that property. A relatively small forward projection is proposed, however the design is considered sensitive to the host dwelling and the vernacular of the area.

The loss of the existing garage would reduce the parking available, however the front of the property can comfortably accommodate two vehicles and it is not considered that the loss of the garage warrants a refusal of the application on this basis.

Policy H9 requires a side space of 1m to the boundary for all developments of two or more storeys for the full height and length of the development. The proposal achieves this separation and the roof design and building lines are considered to be acceptable and would not harm the character of the host dwelling, the pair of semis or the host dwelling. Existing first floor flank windows are to be replaced with two obscure glazed windows - non-opening below 1.7m above floor level - serving a bathroom and en-suite. It is not considered, therefore, that any overlooking or harm to the amenities of the residents at No.36 would result from the proposal.

The main impact from the development would result from the first floor rear element, which has a projection of 3m beyond the rear wall of the dwelling and is located above the side and rear elements. A distance of 3.5m is allowed for to the southern boundary with No.34 and this is considered sufficient given the orientation of the dwellings and the depth proposed. To the northern boundary the 1m side space would be maintained and it is noted that the rear building line of No.30 is further west than that of No.32 with the rear wall of the first floor element proposed to being in-line with that of No.30. given this relationship it is not considered that the introduction of the first floor rear element would result in overshadowing to No.30 or a loss of daylight to a harmful degree.

A single first floor rear window is currently located to this part of No.32 and this would be replaced by one larger window. The level of overlooking is considered normal for dwellings in such residential settings and would not be beyond that already experienced from the existing windows. Concerns have been raised regarding noise and disturbance, however it is not considered that this would be so over and above the normal occupation of a residential dwelling or the existing garden area as to warrant refusal or cause unacceptable harm to the amenities of the residents at No.30.

The overall development is not considered to result in an over-development of the site or an unacceptable loss of garden land and is considered to maintain the integrity of the existing dwelling without harming the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00544, set out in the Planning History section above, 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 |
| | ACK05R | K05 reason |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

Application:14/00544/FULL6

Address: 32 Copse Avenue West Wickham BR4 9NR

Proposal: Part one/two storey side/rear and single storey front extensions



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/00754/FULL1

Ward:
Copers Cope

Address : Unit 1 Limes Road Beckenham BR3 6NS

OS Grid Ref: E: 537997 N: 169361

Applicant : Tranquil Homes Ltd

Objections : YES

Description of Development:

Change of use and conversion of existing B1 space to form 2 x two bedroom flats including first floor extensions and provision of two car parking spaces.

Key designations:

Conservation Area: Chancery Lane
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 proposal is to convert the first floor of an existing business premises (use class B1) to form 2 x two bedroom flats (use class C3) with one associated car parking space. Elevational alterations to reconfigure part of the existing roof are also proposed, along with an extension to create additional living accommodation and a balcony to serve one of the new units.

On the ground floor, the two existing small offices will be converted to form an entrance lobby and large bike store, with the current lift shaft to be removed. Stairs will lead up stairs to the new residential units; Flat A is a two bedroom flat (GIA 63.5m²) incorporating a 3.5m deep extension at the southern side of the building, leading to a roof terrace. Flat A will also have new inverted windows in the eastern elevation, and four new 'conservation rooflights in the roof slope to allow daylight into the new unit.

Flat B also has two bedrooms and a GIA of 79.5m², and a new Juliet balcony in the northern elevation to serve the new living room. The existing windows in the eastern elevation (at the northern side of the building) will be re-used and will now serve the two bedrooms and bathroom for Flat B. A series of rooflights are also proposed in the roof to increase natural light inside the building.

Members should be aware that revised plans were received on 17th April indicating provision of one parking space as part of the development, and supported by a Parking Study carried out at the request of the Council's Highways department. These amended documents also made an adjustment to the proposed boundary treatment at the proposed first floor level roof terrace for Flat A following consultation with residents of a nearby property.

An additional period of neighbour consultation was undertaken following receipt of these documents.

Initial concerns were raised over the lack of display of a site notice advertising the proposed development. A series of site notices were displayed by the case officer on or near to the site on 27th March 2014 allowing a period for comments to be received.

Location

The application site currently comprises a commercial premises set on the eastern side of Limes Road, surrounded by gardens of the adjacent houses and flatted developments. The site is within the Chancery Lane Conservation Area.

Comments from Local Residents

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

- the building should be preserved
- the development will be out of character
- the building is the last remaining workshop building of this period
- the extension will alter the appearance of the building
- loss of privacy from the roof terrace
- new windows will create light pollution
- tandem parking is totally impractical
- overdevelopment
- the proposal is contrary to the SPG for the Conservation Area
- the proposal will destroy the character of the area
- the development would increase parking pressure in the area
- the unique combination of residential and business units in the area should be retained
- the commercial premises has been marketed at a time of recession
- the character and integrity of the building should be retained
- the new windows will not match the building
- the new windows will overlook neighbouring bedrooms
- noise and disturbance arising from the roof terrace
- a brick finish is alien to the existing render
- the extension and balcony back straight onto another property
- overlooking and loss of privacy at No.4 Crescent Road, including increased noise
- the 'un-utilised land' shown on the drawings is in fact a rear garden

- full materials specification should be provided prior to any work commencing
- loss of light to 23 Limes Road
- one flat with one parking space could perhaps be accommodated
- the open glazed 'void' at the northern end of the building is out of character
- loss of privacy ay 100-106 Bromley Road, Beckenham
- previous applications at the site have been refused by the Council
- the use of the cobbled area (marked on the plans as 'open void') behind 102 Bromley Road will lead to noise and disturbance
- the extension towards the rear of 102 Bromley Road will impact on natural light to the rear of the business operating from the site
- the 'open-void' will quickly become a recreation space for the new Flat B
- the commercial space has been marketed at an over inflated value leading to little interest being received
- the space is not large enough for two flats
- the parking study is inaccurate

Copies of all comments, objections and representations received can be viewed on the file.

Comments from Consultees

From Technical Highways perspective, the initial proposal for a 'tandem' parking arrangement was considered unworkable. The applicants were asked to provide a parking study and consider a revised parking arrangement. Revised plans, including a Parking Survey, were submitted on 17th April which shows provision of one car parking space. The accompanying survey concluded that the provision of a single space would not result in a detrimental impact on parking stress levels in surrounding streets.

The Council Highways Engineer has inspected the file and raises no objection to the revised proposal.

The Councils Environmental Health Officer has considered the application and visited the area. No objections are raised.

From Heritage and Urban Design perspective, the elevational changes are considered to be relatively minor insofar as the extension echoes the existing design, and the railings and screen are well set back from the front of the building. The proposal is not considered to be detrimental to the character and appearance of the Chancery Lane Conservation Area and therefore, subject to conditions, no objections are raised.

The Councils Advisory Panel on Conservation Areas (APCA) have inspected the file and raise 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
H7 Housing Density and Design
H9 Side Space
H12 Conversion of Non-Residential Buildings to Residential use
EMP5 Development Outside Business Areas
T3 Parking
T18 Road Safety

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 Chancery Lane Conservation Area, within which the property is located.

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

Planning History

The site has an interesting planning history relating to previous unsuccessful planning applications for development proposals, as well as other decisions made by the Planning Inspectorate which are pertinent to the proposed development. These include:

- An application at Unit 1 in 2007 for a change of use of part of the first floor from light industrial (class B1) to residential accommodation (class C3) to form 1 two bedroom flat with elevational alterations and balcony railings on existing flat roof (ref: 07/00324/FULL1). This was allowed at appeal under ref: APP/G5180/A/07/2051813.
- In 2011, an application for the change of use of ground floor at Unit 1 from use Class B1 to use Class A1 (Retail) was granted consent
- In 2012, under ref: 12/00013/FULL3 an application at No. 4 Limes Road (the adjoining property) for a change of use from B1 to residential including the demolition of an existing covered area to facilitate a single storey front extension and provision of parking area was granted planning consent.
- It is also of note that an application to demolish the entire 'Oakhill Works' site and erect a 2/3 storey block of six apartments was refused by the Council under ref: 02/00435/FULL and subsequently dismissed at appeal (ref: APP/G5180/E02/1106167)

Conclusions

After considering the previous applications, and in particular the comments of the Planning Inspectors who considered the appeals in 2002 and 2007, it would seem that there are four main issues which Members will need to consider. These are:

the loss of the identified business premises on site; parking arrangements for the proposed development; the impact of the proposal on the Chancery Lane Conservation Area; and the impact on the amenities of surrounding residential properties.

Loss of business premises

Having visited the site, it is apparent that the business space is not ideal in terms of condition, layout and access, and would require a degree of investment in order to bring up to modern expectations of small scale commercial space of this nature. Members should note the Inspector's comments in his determination of a previous appeal (see appeal reference: APP/G5180/A/07/2051813) where he stated that "...in my view the size, location and access arrangements make this part of the property [Unit 1] unsuitable for independent business use".

The area could be considered a tertiary location, with significant restrictions in respect of loading and deliveries. Notwithstanding the above, from a planning policy perspective, one of the key objectives of Policy EMP5 is to retain a range of accommodation for different business uses. It is important, therefore, for the Council to look to retain individual sites unless there are significant reasons as to why their continued business use is not feasible. Planning applications need to provide evidence to show that the premises are no longer suitable for a use falling within Use Class B. A letter has been provided by Acorn Commercial which sets out that the commercial space has been marketed for a significant period (since January 2013) with little or no interest.

Members may consider therefore that the loss of the commercial space on site has been justified in respect of Policy EMP5, and when taking the comments of the previous Inspector into account.

Parking

Initial comments received from the Council's Technical Highways department raised concerns over the 'tandem' parking arrangement proposed, with revised plans (and an accompanying Parking Study) submitted subsequently which provides a justification for the provision of just one space. Anecdotally, the site is within an area with high on-street parking occupancy with little obvious parking availability.

No technical Highways objections have been raised; Members will need to consider whether the level of car parking provided has been adequately justified.

Impact on the Chancery Lane Conservation Area

Policy BE11 seeks to preserve or enhance the character or appearance of conservation areas, and existing features that contribute to the character of the area should be incorporated in to the design of any proposal. This site forms part of a small commercial area within the conservation area and any residential conversion should seek to respect the original use of the building. The Supplementary Planning Guidance (SPG) for Chancery Lane Conservation Area

states that 'changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area'

The site sits within a particularly sensitive location, where a high quality of design and materials would be required. The extensions and alterations proposed to be made to the host building are relatively minor and will be positioned on the rear and flank elevations. The roof extensions proposed and additional conservation rooflights are considered to respect the host building and surrounding development, without being overtly visible from the streetscene. Members will note that no objection has been raised by the Councils Advisory Panel for Conservation Areas.

On balance, the proposal is not considered to be detrimental to the character and appearance of the Chancery Lane Conservation Area and therefore, subject to conditions, no objections are raised.

Impact on amenity

The biggest concern with the proposal relates to the impact on surrounding amenity. The site has a complex layout and an unusual relationship with surrounding development, with the current commercial nature of this part of the building meaning that the intensity of the use is likely to be confined to during the working day. A residential use of the site would give rise to a possible intensification in use, although Members will note the area (and site itself) is already predominantly residential in nature.

The proposal would largely re-use the fabric of the existing building, with new rooflights and inverted windows proposed for the eastern elevation. The site is within an urban/suburban setting where a degree of overlooking is to be expected, and the general principle of residential use at the site has been broadly accepted by previous decisions (see planning history above).

The proposal includes a series of new roof windows in the eastern roofslope which would be at a high level and would allow light into the proposed flats. Two new full height 'inverted' windows are proposed in the first floor of the eastern elevation. The plans indicate that these have been recessed in order to prevent a direct view into the gardens of adjoining properties, and the outlook would be onto land indicated as being 'un-utilised' to the east of the site.

Having visited the site it is clear that this land is in fact the garden area belonging to the occupants of No.104 Bromley Road. The new side windows as proposed are considered to result in an unacceptable loss of privacy and sense of overlooking at neighbouring properties and as such are not acceptable.

The scheme also incorporates provision of a roof terrace at the southern end of the site beyond the proposed first floor extension. Whilst noting the provision of a 1.8m privacy screen, the proximity of The Limes to the area to be used as external amenity space for Flat A is such that the terrace is likely to result in an unacceptable impact in terms of additional noise and disturbance. This also has the potential to have a detrimental impact on the amenities currently available from the garden at No.104 by an increased perception of being overlooked.

Members will note that the appeal Inspector when considering the 2007 application at the site attached a condition restricting the use of the existing flat roofed area on the first floor for sitting out, although concerns have been raised that this condition has not been adhered to. This is not a matter for consideration as part of this application, however it would appear that no precedent has been set by the existing use of part of this terrace area as external amenity space.

At the northern extremity, the building is currently set up as two offices and two toilet areas. The proposed drawings indicate that this area would become two bedrooms and a bathroom. A Juliet balcony is also proposed to replace an existing window in the northern elevation, which would continue to face towards the rear of No's 100 -106 Bromley Road.

Given the proximity to the boundary and the existing relationship between the site and the rear elevations of No.102a and 104 Bromley Road, and noting a significant degree of vegetative screening at the boundary with No.104, Members may consider that the impact of these windows is not significantly different to the impact of the use if those for commercial purposes. Concerns have been used over the possible use of the existing courtyard area at the northern end of the site as an external amenity space. The applicants agents has confirmed that this area is owned by the property on the ground floor. The proposed flats will have a legal means of escape in the event of fire from what will be Flat B, however, the courtyard area would not be used as outdoor recreation space for the proposed development.

On balance, it is considered that any perceived loss of privacy arising from the windows in this part of the building is not considered to be significantly increased by the provision of a Juliet balcony. Members will note that the existing relationship between the commercial premises and surrounding properties is already unusual; therefore a view must be taken as to whether the proposal represents an improvement over the current set-up or a significantly increased impact.

In summary, Members may consider that the principle of residential development at the site was broadly accepted by the Inspector who considered a previous scheme, and the loss of business premises on site has been justified by previous decisions and the evidence provided by the applicants.

From a Highways perspective, the site is in a sustainable location a short distance from Beckenham High Street and alternative modes of transport. No technical objections have been raised from the Councils Highways Engineer, subject to conditions.

The site is within a sensitive location, however the external alterations, in broad terms, are not considered to have a negative impact on the appearance of the host building or the wider streetscene and Conservation Area to such an extent as to warrant refusal of planning permission on this basis.

However, the provision of new windows in the first floor side elevation towards the garden of No.104 is considered to result in an unacceptable degree of overlooking and loss of privacy. The provision of a roof terrace area, as proposed, is also

considered to lead to a detrimental impact on the amenities of nearby properties by way of an increased sense of overlooking, loss of privacy and the potential for increased noise and disturbance. On this basis the application is recommended for refusal

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 BE REFUSED

The reasons for refusal are:

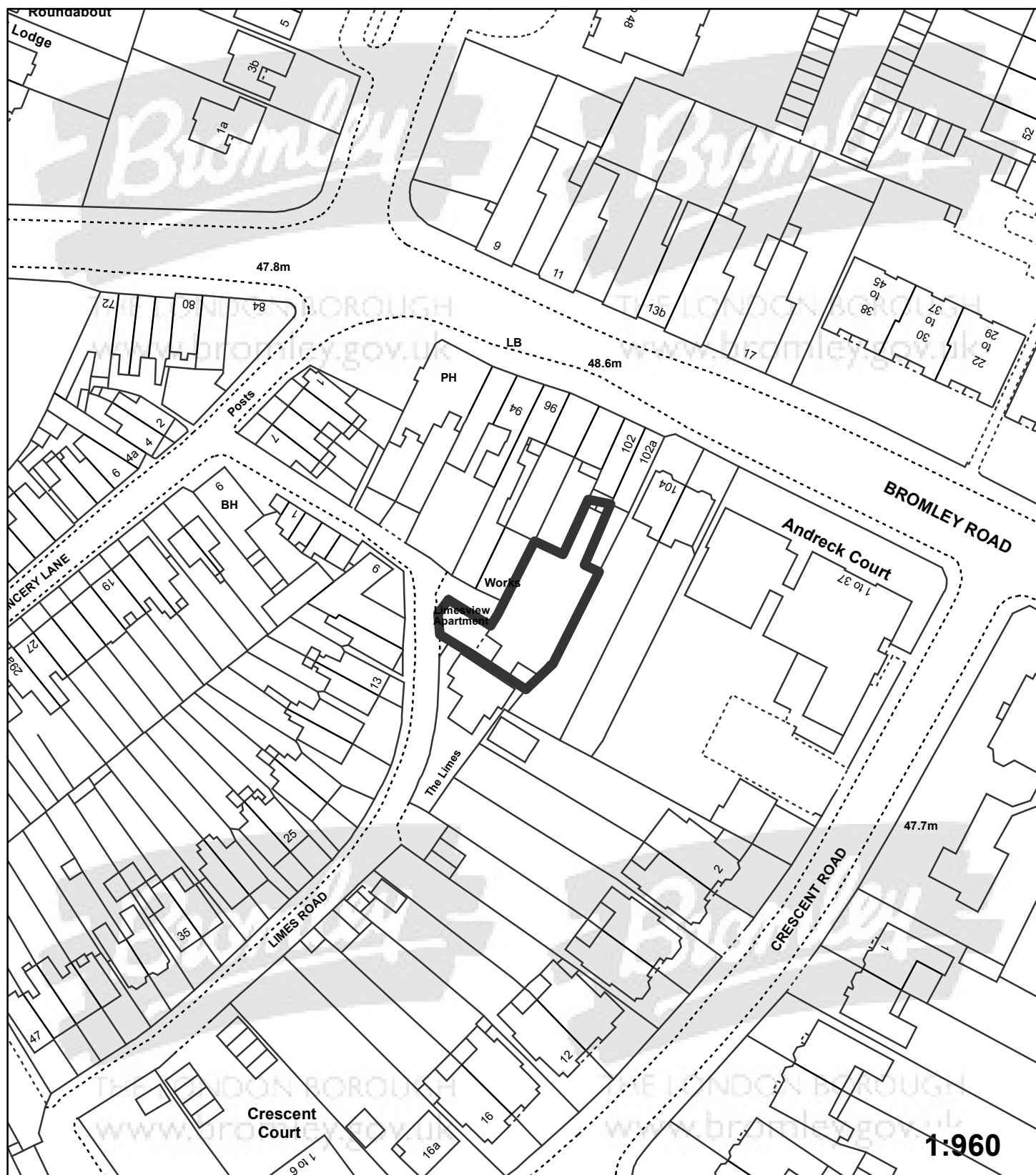
- 1 The proposed introduction of full height windows in the first floor flank (eastern) elevation would result in an increased sense of overlooking and loss of privacy towards the gardens of No.104 Bromley Road, Beckenham, leading to a detrimental impact on the amenities currently enjoyed by the occupants of that property, contrary to Policy BE1 of the Unitary Development Plan.

- 2 The use of the existing flat roofed area at the southern end of the site as an external amenity area would result in a detrimental impact on the amenities of neighbouring properties (particularly at The Limes) by reason of undesirable overlooking, loss of privacy and potential increased noise and disturbance associated with the use of the terrace, thereby contrary to Policy BE1 of the Unitary Development Plan.

Application:14/00754/FULL1

Address: Unit 1 Limes Road Beckenham BR3 6NS

Proposal: Change of use and conversion of existing B1 space to form 2 x two bedroom flats including first floor extensions and provision of two car parking spaces.



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/01019/FULL6

Ward:
Chislehurst

Address : 131 White Horse Hill Chislehurst BR7
6DQ

OS Grid Ref: E: 543215 N: 171493

Applicant : Mr F Xhebxhia

Objections : YES

Description of Development:

Part one/two storey side/rear extension

Key designations:

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

Proposal

- Planning permission is sought for a part one/part two storey side extension and a single storey rear extension.
- The two storey side extension will have a hipped roof that will be subservient to the main roof of the house with a height of 7.9m. The width will measure 3.5m, retaining a 0.5m side space to the side boundary and will have a depth of 7.5m at first floor level and 11.5m at ground floor level.
- The extension will incorporate a small front section linking the existing front porch to the side extension, projecting 0.9m forward of the front of the house.
- The single storey rear extension will have a depth of 3.0m and a width of 8.7m, constructed up to the flank boundary with No. 133. The roof will be pitched with a height of 3.5m.

Location

The site comprises a two storey end of terrace dwelling siting within an area characterised by two storey residential development. To the side of the dwelling is an access road that separates the house from No. 129.

Comments from Local Residents

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

- building works should be undertaken during normal construction hours

Comments from Consultees

No technical highways objections are raised.

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
T18 Road Safety

The Council's adopted Supplementary Planning Guidance is also a consideration.

Planning History

Planning permission was granted under ref. 11/03511 for a part one/two storey side and single storey rear extensions.

Planning permission was refused under ref. 13/01500 for a two storey two bedroom end of terrace dwelling with car parking at front and new access onto White Horse Hill. The refusal grounds were as follows:

'The proposal would constitute a cramped form of development and an unsatisfactory sub-division of the existing plot, resulting in a retrograde lowering of the spatial standards to which the area is at present developed, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.

The proposal would fail to provide a suitable standard of accommodation for future occupiers, by reason of inadequate room sizes and overall floor area, and as a result would provide cramped and unsatisfactory living conditions, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan and guidance in the London Plan and Housing Supplementary Planning Guidance (2012).

The proposed additional car parking spaces proposed to serve the development would lead to dangerous reversing manoeuvring onto the highway and would be prejudicial to conditions of general highway safety, contrary to Policy T18 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 is technically contrary to side space policy (Policy H9) and therefore is to be determined at Plans Sub-Committee. The proposal will be sited 0.5m from the flank boundary and is a two storey residential extension. Members should be aware that permission ref. 11/03511 provided a 1m side space to the flank boundary. Under refusal ref. 13/01500, no side space was proposed however the application was not specifically refused on side space grounds as the existence of the access way at No. 129 was considered to provide a suitable separation to the nearest building at No. 129, thereby preventing the potential for future terracing or cramping of the street scene. Members may therefore consider that the provision of a 0.5m side space may also be considered favourably in light of the planning history.

The proposed side extension will include a hipped roof and will match the roof style of No. 129 and the style of this row of terraces. The extension will not therefore appear out of context or excessively bulky. To the rear, the single storey extension will not be excessive or overly dominant and therefore the character of the host building and wider area are considered not to be compromised. Opposite the site, there are examples of hipped roofed rows of terraced houses and the inclusion of a subservient hip at No. 131 would not be out of context with the area.

The proposed rear extension will have a depth of 3.0m and will be sited adjacent to the boundary with No. 133. It is considered that this relationship would not result in a seriously harmful impact on amenities, with a 3.6m roof and 3.0m eaves height. The extension is not considered to be unsympathetic or excessively bulky. Some loss of light and outlook would be experienced at No. 133 however this relationship is considered to be acceptable on balance.

The side extension will be sited on lower ground than No. 129 and will be significantly separated. There are no flank windows at No. 129 and it is considered that the construction of an extension in closer proximity to No. 129 would not harm the amenities of this property as a result of the level of separation created by the access drive between the two properties. No loss of light would result as it will be sited to the northeast of No. 129. The extension will project further forward than No. 129, however the separation will not cause an undue loss of outlook from front windows at No. 129.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03511, 13/01500 and 14/01019, 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 ACI07 Restrict to members of household (1 in) at 131 White Horse
 Hill, Chislehurst
 ACI07R Reason I07
- 4 ACI13 No windows (2 inserts) first floor flank extension
 ACI13R I13 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

Reason: In the interest of the visual amenities of the area and the amenities of neighbouring residential properties.

Application:14/01019/FULL6

Address: 131 White Horse Hill Chislehurst BR7 6DQ

Proposal: Part one/two storey side/rear extension



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/01046/FULL1

Ward:
Darwin

Address : 378 Main Road Biggin Hill TN16 2HN

OS Grid Ref: E: 543164 N: 157784

Applicant : Mr David Abbott

Objections : YES

Description of Development:

Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.

Key designations:

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

Proposal

- The proposal seeks permission for the erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access onto Main Road.
- The proposed house will have a total width of 8.3m and a length of 11.5m, set back 6m from the highway.
- The house will have a height of 7.0m with hipped roofs and an eaves height of 3.4m.
- The proposed house will be served by a new access onto the Main Road, which will be shared with No. 378, providing a new area of car parking to the front and a turning area within the site.

Location

The site comprises a detached two storey residential dwelling with an open area of garden to the side where the proposed dwelling will be sited. The area is characterised by a ribbon of residential and other development on either side of Main Road to the south end of Biggin Hill. The site and surroundings fall within the Green Belt.

Comments from Local Residents

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

- impact on the rural character of the Green Belt with no very special circumstances to justify the development
- new accesses would impact on highway safety by creating a hazard to road users in an area where many accidents occur. Cherry Lodge Golf Club development adds further to this issue.

Comments from Consultees

No Thames Water objections are raised.

No Environmental Health objections are raised subject to informatives.

No technical drainage objections are raised subject to a standard condition.

TfL raises no objection to the application.

Highways comments will be reported verbally at the meeting.

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
NE7 Development And Trees
T3 Parking
T11 New Accesses
T18 Road Safety
G1 Green Belt

The National Planning Policy Framework

London Plan Policy 3.4 Optimising Housing Potential
London Plan Policy 3.5 Quality and Design of Housing Developments
London Plan Policy 7.16 Green Belt

Planning History

Planning permission was refused under ref. 12/02604 for erection of 2 semi-detached two storey three bedroom dwellings with associated car parking at front and new vehicular access onto Main Road. The refusal grounds were as follows:

'The proposal would constitute an inappropriate development in the Green Belt, resulting in significant harm to the visual amenities, openness and rural character of the Green Belt by reason of the scale, bulk and proposed use, and the Council sees no very special circumstances which might justify the

grant of planning permission, thereby the proposal is contrary to Policy G1 of the Unitary Development Plan.

The proposed additional vehicular access would lead to dangerous reversing manoeuvres onto the highway and would be prejudicial to conditions of general highway safety, contrary to Policies T11 and T18 of the Unitary Development Plan.'

Planning permission was refused under ref. 13/00127 for erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access onto Main Road. The refusal grounds were similar to the 2012 application.

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

'The appeal site is located within the Green Belt and comprises part of the side and rear garden area of number 378 Main Road (number 378). It lies between number 378 and a grassed driveway which serves a detached dwelling lying to the rear of the site. A public footpath is located on the opposite side of the grassed driveway. Although the site is garden land and open in appearance, it is part of a substantially built up frontage forming ribbon development along Main Road.

The Council contends that the proposal would be inappropriate development within the Green Belt and quotes paragraph 89 of the Framework in this regard. It argues that the proposal would be unacceptable and would have a harmful effect on the Green Belt by reason of its bulk; increase in intensity of use; associated traffic; and visual impact. Policy G1 of the adopted London Borough of Bromley Unitary Development Plan 2006 (UDP) states that planning permission will not be granted for inappropriate development unless very special circumstances can be demonstrated. This policy accords with Green Belt policy as contained within the Framework.

However, paragraph 89 of the Framework (5th bullet point) states that one of the exceptions to the general presumption against new buildings in the Green Belt is limited in-filling in villages. Whilst I have no information regarding the formal status of Westerham, the settlement contains a number of dwellings, a public house, local shops and businesses. In my opinion, it displays all of the characteristics of a village. Given the location of the site between existing properties in a substantially built up frontage, I conclude that the proposal would represent limited infilling, and on this basis, it is not inappropriate development within the Green Belt. Consequently, the proposal would not conflict with the Framework or with Policy GB1 of the UDP in this regard.

Main Road is a busy classified highway, which carries significant amounts of vehicular traffic. Consequently, I agree with the Council that vehicles should be able to enter and leave the appeal site in a forward gear. Whilst the submitted plans demonstrate that manoeuvring space would be available for vehicles associated with the proposed new dwelling, the parking and

manoeuvring area for number 378 is less clear. Due to the limited width and depth of the frontage to 378, it does not appear that vehicles would be able to park on the site without reversing either onto or from the highway.

In reaching my decision, I have taken into account that other properties on Main Road do not have turning space within the site. However, in my opinion this is not a reason to accept further development that would potentially be dangerous to highway users.

I therefore conclude that, as submitted, the proposal does not provide adequate detail to demonstrate that the development would not have a detrimental impact on highway safety. Consequently, the proposal would conflict with Policy T18 of the UDP, which seeks to ensure that road safety is not adversely affected.'

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 impact on highway safety and the impact on the rural character of the Green Belt.

Following the dismissal of the previous scheme (ref. 13/00127) at appeal, the current proposal differs from that scheme by providing an enlarged car parking and turning area within the site, sharing an access with No. 378. The scale, size and design of the proposed dwelling remain the same as that previously dismissed.

The site of the proposed dwelling is currently open garden and is considered to provide a positive impact on the character of the area and openness of the Green Belt. The erection of a house would erode this open space to the detriment of the Green Belt and the provision of a house would be inappropriate by definition and contrary to Policy G1 of the UDP.

NPPF Para 89 states that limited infilling or complete redevelopment in the Green Belt may be appropriate provided that it does not have a greater impact on openness. The proposal to build a dwelling on this site by subdividing the plot of No. 378, with associated gardens and hardstanding, is considered to result in severe harm to the Green Belt by reason of the increase in bulk and increase in intensity of the use of the land, which would provide greater noise/disturbance and comings and goings to the site, including vehicular traffic.

The Inspector, when considering the previous scheme (ref. 13/00127), asserted that the dwelling fell within Westerham and that this is a village. On this basis, the proposal was considered by the Inspector to constitute 'limited infilling' of the ribbon development either side of Main Road and the provision of additional housing for such a village may be considered acceptable. The Council respectfully asserts that the area does not constitute a clearly defined settlement or village, as the Inspector states, but instead forms the southern edge of Biggin Hill rather than Westerham, which is a separate town that is located over two miles away to the south. The Council takes the view that the area in question, which falls within the

Green Belt, provides an area of rural land that should be protected under Green Belt policy, rather than an individual village settlement.

Paragraph 89 of the NPPF states that limited infilling in the Green Belt may not be considered inappropriate, along with redevelopment of previously developed sites. The NPPF is unclear as to a definition of 'limited infilling' and states that Local Plan policies should provide more detail. The NPPF therefore continues to give weight to the policies of the Local Plan. The NPPF also states that such infilling should not have a greater impact on the openness of the Green Belt. UDP Policy G1 is a 'saved' policy and lists the appropriate sites for infilling, thereby providing this further detail. These sites are limited to designated major development sites within the Borough. Policy G1 also states that the purpose of the policy is not to allow further new development within the Green Belt and in village locations.

The proposal would also introduce a large new structure within a currently open garden belonging to an existing dwelling. The site does not constitute a gap and the development would neither fill nor physically close this area of the site. The development would provide a detached building that would retain space around it and therefore is not considered to constitute either 'infilling' or 'limited' development.

The purposes of retaining land in the Green Belt, as outlined in the NPPF, is to preserve the rural character of the land and to prevent the spread of urban development into the countryside. The introduction of a house in this case would not contribute to these objectives. The proposed development would not be sympathetic to the Green Belt by reason of its bulk, the increase in intensity of the use of the site, associated traffic and visual impact. The proposal is inappropriate under G1 and contravenes the purposes of retaining land in the Green Belt. It is therefore considered that the previous refusal ground would not be addressed by the proposal.

The proposal is not considered to impact harmfully on the amenities of neighbouring residential properties. The house will be sited 7m from the flank wall of No. 378. Although there is a first floor flank window facing the site which would be overshadowed, the window serves a room which also has a front window. This room therefore has multiple sources of light and outlook and the relationship is considered acceptable due to this and the separation proposed. This relationship was also considered to be suitable under the previous proposal, where the separation was lower and the height of the proposed houses higher. The development would also be suitably separated from No. 386 to avoid loss of amenity.

From a highway safety point of view, the proposal has sought to overcome the previous refusal ground by providing a larger parking space and turning area within the site, allowing cars to exist the site in a safe forward gear. Technical highways comments will be reported verbally at the meeting.

Having had regard to the above it was considered that the proposal is unacceptable in that it would result in a significantly detrimental impact on the

character and openness of the Green Belt. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 12/02604, 13/00127 and 14/01046, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

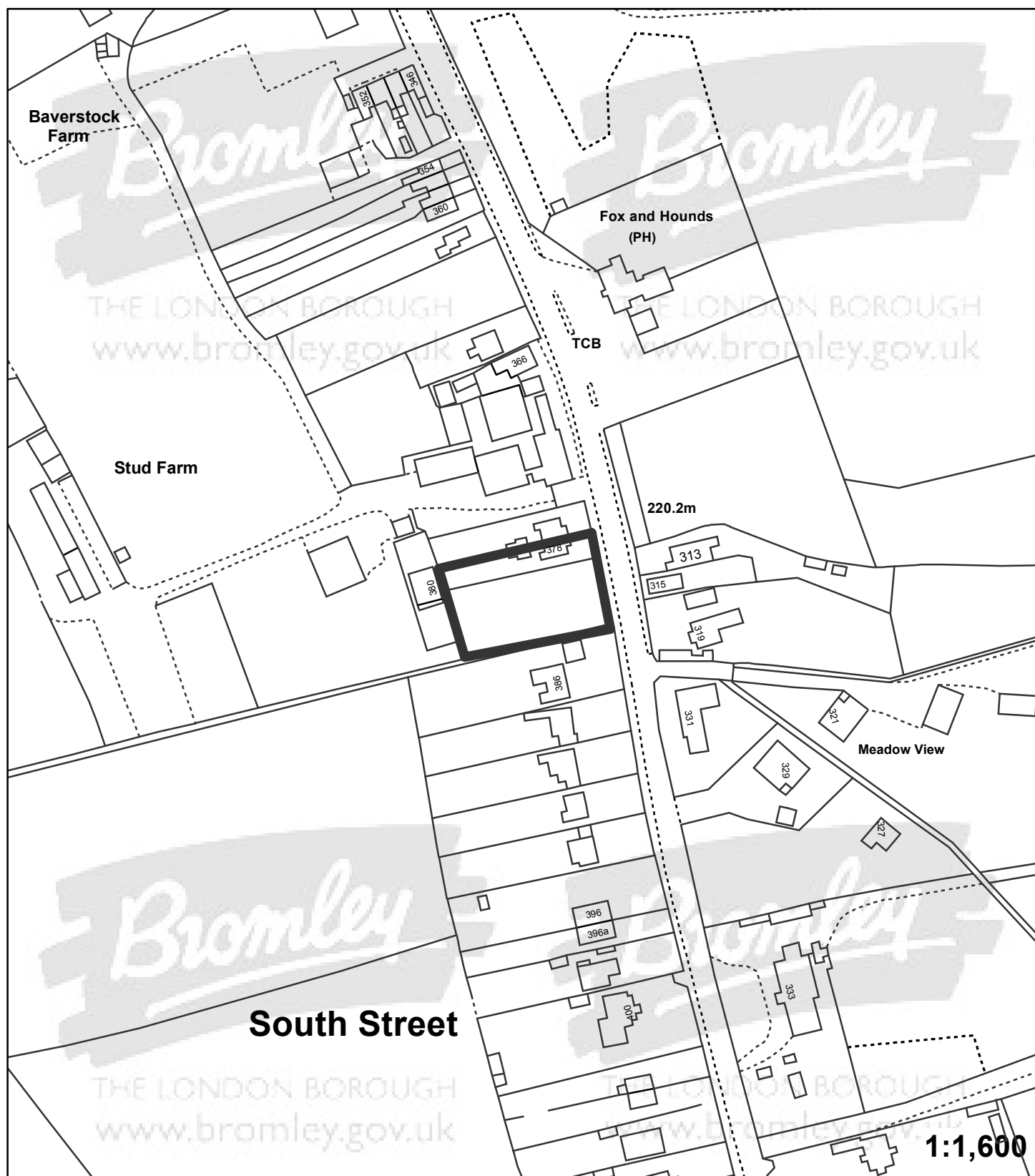
The reasons for refusal are:

- 1 The proposal would constitute an inappropriate development in the Green Belt, resulting in significant harm to the visual amenities, rural character and openness of the Green Belt by reason of the scale, bulk and proposed use, and the Council sees no very special circumstances which might justify the grant of planning permission, thereby the proposal is contrary to Policy G1 of the Unitary Development Plan and the NPPF.

Application:14/01046/FULL1

Address: 378 Main Road Biggin Hill TN16 2HN

Proposal: Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.



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

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

Application No : 13/03722/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Gara Rise Orchard Road Pratts Bottom
Orpington BR6 7NS

OS Grid Ref: E: 547167 N: 162513

Applicant : Mr Steve Bragoli

Objections : NO

Description of Development:

Demolition of existing dwelling and replacement part two/three storey detached dwelling incorporating integral garage

Key designations:

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

Proposal

This application was deferred by the Planning Sub Committee (No 3) which resolved that the application be deferred, without prejudice to any future consideration to check that all neighbours had received their notification letter and to clarify the building height in relation to existing and proposed development at the site and on neighbouring land.

An application on the neighbouring plot, at High Barbury (ref. 13/03791) was also considered at the same committee, and it was also resolved that this application should be deferred, Further clarification of the existing and proposed building heights for both "Gara Rise" and the "High Barbury" development was requested. Since that time, that neighbouring application has been permitted.

In addition, since the committee meeting, the application for Gara Rise has been modified to incorporate a lower slab level in respect of the proposed dwelling so that it is 0.5m lower than previously proposed. This is in addition to the changes made following the previous refusal.

The proposed dwelling will incorporate an external footprint measuring 14.7m (width) x 14.4m (depth) and rise to a height of 9.0m (as measured from the

frontage), incorporating one dormer along the rear roof slope. Due to the sloping ground level, the height of the dwelling at the rear will be greater. The front elevation will be characterised by a central gable fronting the main roof which will incorporate a large window. The roof will be of hipped design.

Location

The application site is situated along the northern side of Orchard Road, approximately 50m to the east of its junction with Rushmore Hill. The road is characterised by detached houses most of which are set within substantial plots.

Comments from Local Residents

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

Following the previous deferral of this case, the neighbouring resident has been consulted by the Council and advised of the application, including the revised plan (received 7.4.14) but, at the time of writing, had not formally responded. Members will be advised of any formal comments submitted by the neighbouring resident, if these are received before the committee meeting.

Comments from Consultees

No technical Highways objections raised, subject to conditions.

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
H7 Housing Density & Design
H9 Side Space
T3 Parking
NE7 Development and Trees

Planning History

Under ref. 12/01676, a proposed two storey front, side and rear extension and elevational alterations together with formation of rear terrace was refused on the following ground:

"The proposal, by reason of its excessive depth and bulk, would be detrimental to the amenities that the occupiers of the adjoining dwelling at "High Linden" might reasonably be able to expect to continue to enjoy by reason of visual impact and loss of outlook, as such contrary to Policy BE1 of the Unitary Development Plan."

A subsequent application for a similar extension, though incorporating a recess at first floor level within the NW corner of the dwelling, was approved under ref. 12/03232. That dwelling incorporated a ridge height of 7.5m (as scaled from the frontage) and a "chalet"-style design.

More recently, under ref. 13/02102 planning permission was refused for the demolition of the existing dwelling and a replacement part two/three storey detached dwelling incorporating integral garage, on the following grounds:

"The proposed dwelling, by reason of its excessive height and massing, would appear overbearing and harmful within the streetscene, out of character in relation to surrounding development, contrary to Policies BE1 and H7 of the Unitary Development Plan."

"The proposal, by reason of its excessive height and bulk, would be detrimental to the amenities that the occupiers of the adjoining dwelling at "High Linden" might reasonably be able to expect to continue to enjoy by reason of visual impact and loss of prospect, as such contrary to Policy BE1 of the Unitary Development Plan."

In April 2014, under ref. 13/03791, planning permission was granted for a detached two storey 5 bedroom dwelling on land adjacent to High Barbary, which adjoins the site along its eastern boundary.

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 existing dwelling comprises a detached 1950s house of modest proportions which has undergone little alteration since construction. The site forms one of a number of detached houses fronting Orchard Road most of which are set within large plots. The dwelling is situated on a slope which rises up from west to east and north to south. The neighbouring dwelling to the west, "High Linden", is situated approximately a minimum 1 metre to the west of the common boundary with the application site- and comprises a part one/two storey property - set at a much lower level in relation to "Gara Rise". The site to the east includes a single detached dwelling of conventional two storey design set well off the boundary.

Policy BE1 advises of the need to respect the relationship with existing buildings and spatial standards within the locality. It also highlight the need for proposals to respect the amenity of adjoining occupiers.

In comparison to the previously refused application, ref. 13/02102, the main change relates to the height and bulk of the proposed roof which has been lowered by approximately 1 metre (from 10m to 9m), and which now incorporates a substantially reduced bulk. Consequently, two of the three dormers previously proposed have been removed and replaced by rooflights. In the case of that previous application (12/03232), there had been a slight increase in the floor

area/footprint in comparison to the previously-approved 2012 application. A key difference between this current proposal and the approved 2012 scheme relates to the roof design which now incorporates a simplified single pitch which provided additional habitable floorspace, as well as a rear dormer.

It is considered that the above changes satisfactorily address both refusal grounds raised by the Council in regard to the earlier 2013 application. Whereas it was considered in the case application ref. 13/02102 that the higher elevation and substantial bulk would appear imposing from the side of "High Linden", resulting in a loss of outlook and appearing over-dominant, it is considered that this proposal returns the dwelling to a scale and bulk more commensurate with existing development and the approved 2012 scheme, and it is therefore less dominant. The change in the roof design also addresses the previous concerns relating to character: the dwelling as now proposed will appear less overbearing within the streetscene and more commensurate in scale with existing development.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01676, 12/03232, 13/02102 and 13/03722, excluding exempt information.

as amended by documents received on 07.04.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 3 ACH26 Repair to damaged roads
ACH26R Reason H26
- 4 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 5 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 6 Details of a scheme of landscaping, which shall include heavy stock planting on the boundary adjacent to High Linden, Orchard Road, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species to those originally planted.

- | | | | | | | |
|---|--------|-----------------------------------|---|--|--|--|
| | ACA05R | Reason A05 | | | | |
| 7 | ACI12 | Obscure glazing (1 insert) | along the first floor western elevation | | | |
| | ACI12R | I12 reason (1 insert) | BE1 | | | |
| 8 | ACI17 | No additional windows (2 inserts) | first floor flank extensions | | | |
| | ACI17R | I17 reason (1 insert) | BE1 | | | |
| 9 | ACK01 | Compliance with submitted plan | | | | |
| | ACC03R | Reason C03 | | | | |

INFORMATIVE(S)

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

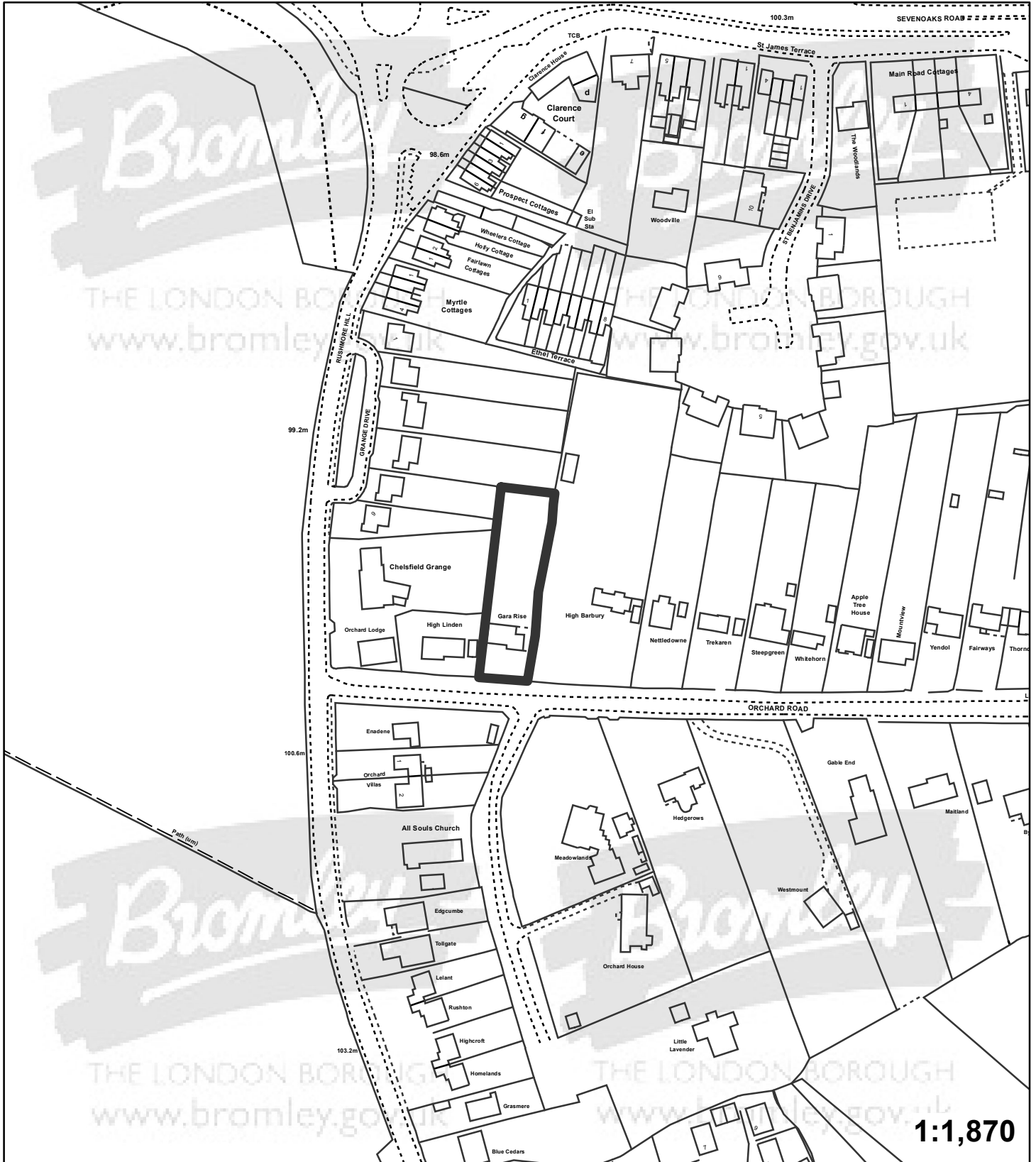
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:13/03722/FULL1

Address: Gara Rise Orchard Road Pratts Bottom Orpington BR6 7NS

Proposal: Demolition of existing dwelling and replacement part two/three storey detached dwelling incorporating integral garage



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

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

Application No : 13/04253/FULL6

Ward:
Bromley Common And
Keston

Address : 7 Greys Park Close Keston BR2 6BD

OS Grid Ref: E: 541574 N: 164359

Applicant : Mr Dennis Sumner

Objections : NO

Description of Development:

Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations

Key designations:

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

Proposal

The application seeks permission for a part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations.

The extensions will effectively result in a two storey dwelling that will retain a separation of 2.4 metres between the north-western flank elevation and the property boundary shared with Number 6 Greys Park Close. The single storey element of the resulting dwelling closest to the south-east of the site will be built adjacent to the property boundary.

Amended plans were received on 6th March 2014 showing that there will be two windows inserted into both first floor flank elevations. They are indicated as being obscure glazed, and will each serve bathrooms. When the application was originally submitted, the floor plans indicated that these windows were proposed, but the windows were accidentally omitted from the proposed elevations.

Further amended plans were received on 14th April 2014 which reduced the overall width of the proposal in order to be absolutely certain that the two storey element will have a minimum gap of 1000mm at its narrowest point with the

boundary. The agent has confirmed that he personally visited the site to confirm these new dimensions will comply.

Location

The application site is located at the northern end of the cul-de-sac and comprises a single storey detached bungalow with front and rear dormer features to incorporate roofspace accommodation, along with flat-roofed single storey elements to the property and a number of outbuildings within the site.

Comments from Local Residents

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

- OS extract online shows the incorrect site - should be corrected; (this was an error made when uploading the documents to the Council website - the plans submitted as part of the application are correct)
- Resident of No. 5 Greys Park Close stated they have no objections to any changes to No.7.

Comments from Consultees

No consultations were considered necessary for this application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

The only planning history at the site refers to single storey rear extension granted permission in 1988 under ref. 88/03744.

Conclusions

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

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and

relevant planning history on the site were taken into account in the assessment of the proposal.

Greys Park Close is a residential road, and comprises a mix of types and designs of dwellings. At the beginning of the road, the properties are more substantial, two storey properties however towards the cul-de-sac end of the road, where the application site is located, there are a number of bungalows with roofspace accommodation.

It is appreciated that the proposed extensions will result in a dwelling that is substantially larger than the existing property on site, in terms of footprint and scale, as well as being larger than the neighbouring properties either side. Notwithstanding this, the orientation of the site and the location of the property boundaries are considered to be in favour of the proposed development, as there will remain a good degree of separation between the two storey elements of the resulting building and the property boundaries. As such, Members may consider that the distance between the two storey elements of the resulting dwelling and the neighbouring properties are considered to be acceptable and unlikely to lead to any degree of loss of daylighting, amenity or prospect.

There are two windows proposed in both first floor flank elevations which will serve bathrooms. They are indicated on the plans as being obscure glazed, and Members may consider this is a positive aspect of the design as it will prevent any prospect of overlooking into the gardens or habitable rooms of the neighbouring properties.

The resulting dwelling will be similar in appearance to some of the larger, more substantial properties along Greys Park Close. Whilst the application site is visible from the beginning of the road (at a distance), the neighbouring properties are not visible from the same view point, and the site itself falls away which Members may consider reduces the overall impact of the resulting dwellinghouse upon the streetscene and neighbouring properties. As such, although the resulting house will be larger than the adjacent properties, Members may determine that the proposed scheme will not be out of keeping within the wider streetscene.

Confirmation has been provided that there will be a minimum separation of at least 1 metre between the property boundaries and any form of two storey development, therefore the spatial standards of the area, and the requirements of Policy H9, will be met within the proposed development.

On balance therefore, whilst it is appreciated that the resulting dwelling will be substantially larger than the original dwelling currently on site, Members may 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 nor impact detrimentally on the character or spatial standards of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04253, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 17.02.2014 06.03.2014 14.04.2014
01.05.2014

RECOMMENDATION: PERMISSION

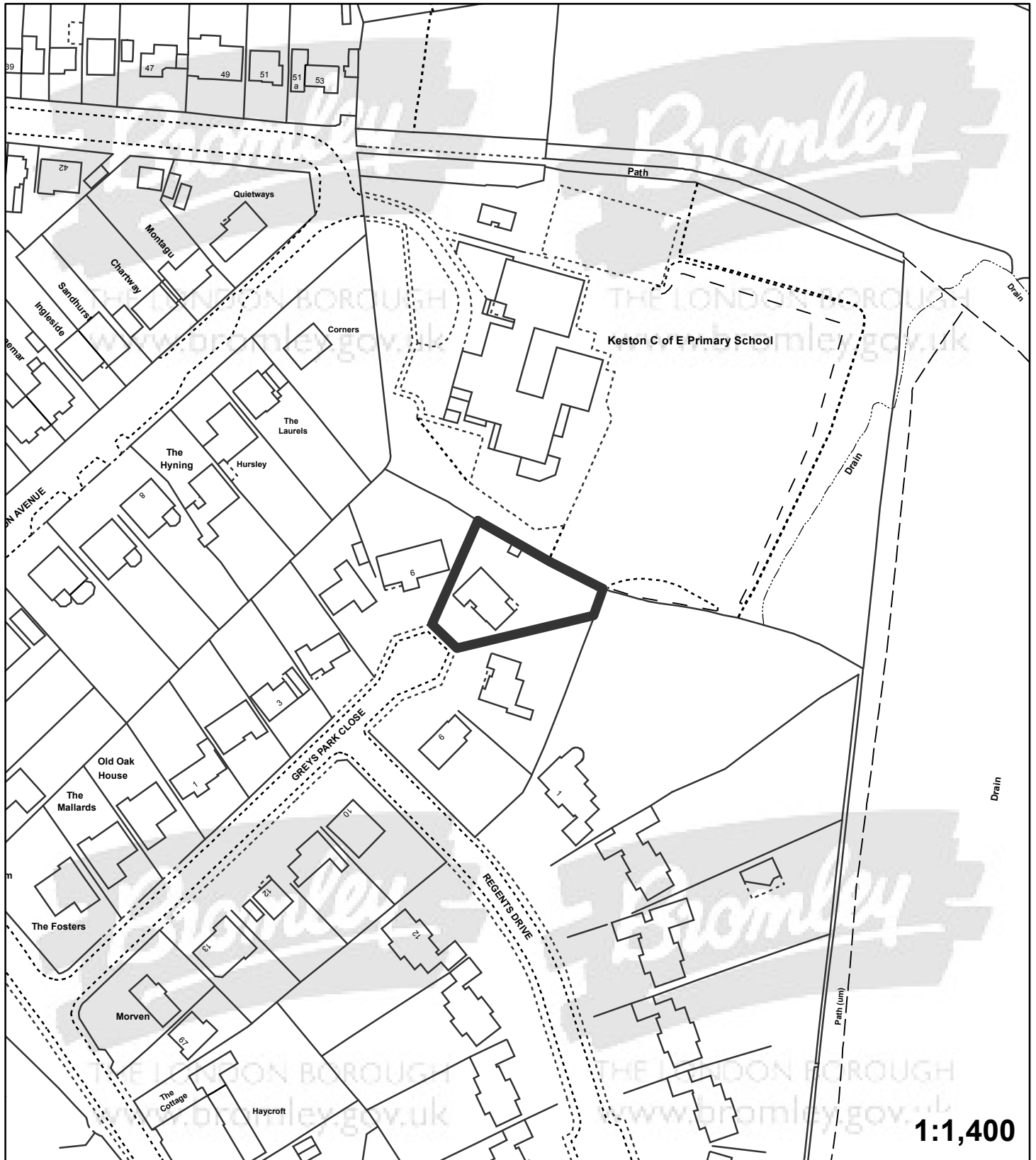
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the first floor flank elevations
 ACI12R I12 reason (1 insert) BE1 and H8
- 4 ACI17 No additional windows (2 inserts) first floor flank
 extensions
- ACI17R I17 reason (1 insert) BE1 and H8
- 5 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:13/04253/FULL6

Address: 7 Greys Park Close Keston BR2 6BD

Proposal: Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations



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

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

Application No : 14/00501/RECON

Ward:
Petts Wood And Knoll

Address : 9 Acacia Close Petts Wood Orpington
BR5 1LL

OS Grid Ref: E: 544788 N: 167521

Applicant : Mr Neil Rowden

Objections : NO

Description of Development:

Removal of condition 4 of permission ref 13/03468 that requires erection of screening along Southern edge of balcony approved under that reference.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Open Space Deficiency

Proposal

This application was deferred by the Planning Sub-Committee which convened on 3rd April 2014 in order for officers to consider alternative screening measures and for the proposal to be reconsidered under delegated authority. Following discussions with officers the applicant has confirmed that the purpose of the application was for the condition in question to be removed. He considers that due to the level of boundary screening at the site a replacement condition is not necessary.

This application seeks to remove Condition 4 of permission reference 13/03468 which requires the erection of screening along southern edge of the balcony which was approved as part of a scheme for a 5.6m deep ground floor extension. The balcony incorporated 1.15m high glazed railings across all sides. This condition was imposed as a means of preventing overlooking, but following further representations and photographic evidence from the applicant, it is accepted that the potential for overlooking to the south is very limited and that the removal of this condition will not result in an adverse impact on neighbouring amenity.

The application is accompanied by supporting photographs showing views from the application dwelling and its relationship to surrounding properties.

Location

The application site is situated within the south-eastern corner of Acacia Close which falls within the Petts Wood Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers, including those situated to the side and rear of the application site, were notified of the application and no representations were received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 H10 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure that new development does not adversely affect the amenities of neighbouring properties; that it achieves a satisfactory standard of design which complements the qualities of the surrounding area; and that new development does not adversely affect the character of the Borough's designated Areas of Special Residential Character.

Policy 5.12: Flood Risk Management is relevant to this application

Planning History

Under ref. 08/02452, planning permission was granted for a part one/two storey front/side and rear extension and a balcony to the first floor rear elevation. That followed an earlier planning permission in respect of a similar proposal, under ref. 07/01667. Neither proposal has been implemented.

Most recently, planning permission (ref. 13/03468) was granted for a single storey rear extension with raised patio area and glazed railings and steps to garden and first floor balcony area with glazed railings. The current application seeks to remove Condition 4 of that permission which related to the provision of boundary screening to the south of the site.

Conclusions

The main consideration in this case relates to the removal of the condition requiring the provision of screening along the southern side of the balcony.

As noted above, Condition 4 of permission ref.13/03468, was imposed as a means of preventing overlooking, but it is clear that the potential for overlooking to the south is very limited and that the removal of this condition will not result in an

adverse impact on neighbouring amenity. Whilst no condition was imposed in regard to the eastern and western (flank) sides of the permitted balcony, given the orientation of the extension and its considerable separation to the properties either side, it is considered unreasonable to impose any further condition affecting those sides of the balcony, since it is not considered that the proposal will lead to any substantial overlooking in those directions.

The application dwelling is situated at the SE corner of Acacia Close and incorporates a rear garden of considerable depth (measuring approximately 35 metres between the rear elevation of the existing dwelling and the rear boundary). Boundary screening made up of mature trees straddles much of the southern boundary, and this obscures views in the direction of neighbouring properties along Hawthorn Road and Priory Avenue. Given these characteristics it is not considered that the removal of the boundary screening condition will lead to any notable overlooking in the direction of properties to the south, or associated loss of privacy.

However, since it is acknowledged that the existing vegetative cover provides a high degree of screening between the application site and neighbouring properties, a condition aimed at safeguarding this screening is suggested in order to justify this proposal.

It is also noted that there have been no objections to the proposal from the adjoining properties. On balance, it is recommended that Condition 4 is removed, subject to the conditions outlined below.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01667, 08/02452, 13/03468 and 14/00501, 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 There shall be no raising of ground levels on the site.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity, and to accord with Policy 5.12 of the London Plan.

- 4 No trees or shrubs along the eastern, western or southern boundaries shall be removed without the prior approval of the Local Planning Authority in writing.

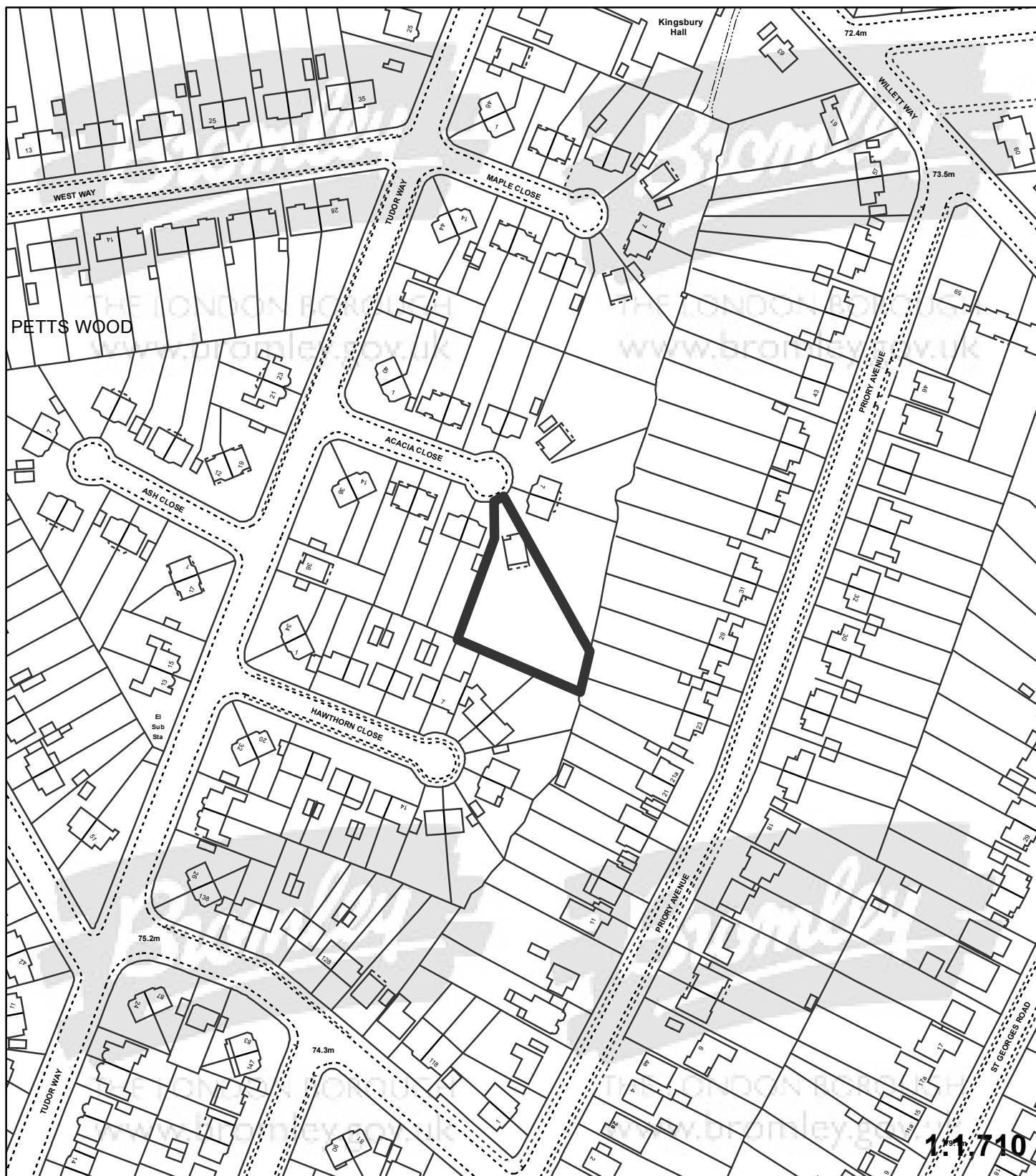
Reason: In order to safeguard the privacy of the adjoining properties, in accordance with Policy BE1 of the Unitary Development Plan.

- 5 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application: 14/00501/RECON

Address: 9 Acacia Close Petts Wood Orpington BR5 1LL

Proposal: Removal of condition 4 of permission ref 13/03468 that requires erection of screening along Southern edge of balcony approved under that reference.



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

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

Application No : 14/00599/FULL1

Ward:
Copers Cope

Address : Boulders 21 Beckenham Place Park
Beckenham BR3 5BP

OS Grid Ref: E: 537589 N: 170297

Applicant : Mr Dean D'Eye

Objections : YES

Description of Development:

Demolition of existing dwelling house and erection of replacement detached dwelling with associated parking provision and hard and soft landscaping

Key designations:

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

Proposal

The scheme proposes the demolition of the existing dwelling house and its replacement with a new single dwelling and associated parking and hard and soft landscaping.

There is an irregular boundary to the site which results in the side space to the south boundary at approximately 6.2m to the front edge of the building narrowing to c 1.8m (at 4.6m set back from the front building line) and widening out again to c 6.2m to the rear building line. To the north boundary the side space is approximately 2.554m at the front edge widening out to 4.8m and then to 7.64m to the rear building line. The front building line is set marginally forward of the house to the north, 'Deepe Dell'; the existing dwelling currently sits forward of this building line.

The dwelling proposes a basement (with pool area), a garden level and ground level, with a cantilver section to the rear, which leads to a mezzanine level with a roof terrace to the front elevation. From the street scene the main overall heights are c 3.3m and c 5.2m.

Materials are detailed within the application and include smooth finish render - pale grey, pale grey hand struck claybricks, metal framed windows, flat seam metal cladding - dark grey, metal coping - dark grey and glass balustrades.

Location

The site is located within an Area of Special Residential Character (ASRC) and to the west side of Beckenham Place Park. The site appears to be unique within the area and has steep slopes and a 'bowl type hollow' nature. It currently hosts a detached dwelling house which, due to the nature of the site and existing hedging to the front of the site, is barely visible from the street scene. There are predominantly detached dwellings of various design within the vicinity.

Comments from Local Residents

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

- proposed dwelling would block views through the site
- visual impacts of exposed entrance and road level parking
- insufficient on-site parking
- potential damage to private road
- concerns with access whilst any building works are on-going
- concerns re privacy
- proposed dwelling considered significant improvement to that existing
- flat roof design does not fit in with ASRC/other properties locally
- time limit for development to be built in to help minimise disturbance
- existing covenant

Comments from Consultees

No objections are raised by Thames Water with regard to water and sewerage infrastructure capacity.

Highways comments note the modified vehicular crossover which would lead to a double garage and 3 off-street parking spaces. The width of the crossover is considered excessive and the need for 5 off-street parking spaces is questioned. Conditions are suggested in the event of a planning permission.

HUD comments raise no objection and consider that the proposed design responds well to the unusual site and would create an interesting contrast in the area; they consider that low profile at street level means that it will not dominate visually.

Some concerns are raised from an Environmental Health point of view in that the windows serving the two bedrooms do not provide a reasonable view of the surroundings and around an area of combined living space and kitchen area which is not desirable due to the risk of accidents associated with areas used for food preparation and recreation.

In respect of trees whilst 6 individual trees and 3 groups of trees would be lost to allow the replacement dwelling to be built but they are not considered to be significant trees.

In respect of Drainage concerns are raised with any proposal to discharge surface water run-off to the public sewer and SUDS measures to store surface water on site should be incorporated within the scheme.

Planning Considerations

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

H7 Housing Density and Design
H10 Areas of Special Residential Character
T3 Transport and Road Safety
T18 Transport and Road Safety
BE1 Design of New Development

SPG1
SPG2

Planning History

The planning history includes a previous permission for extension to the existing dwelling. More recently proposals for a replacement dwelling have been withdrawn prior to determination

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.

Given the design approach of the replacement dwelling particular regard should be paid to Policy H10 which identifies that development proposals in Areas of Special Residential Character will be required to respect and complement the established and individual qualities of the individual area. The description of the ASRC, contained in Appendix I, notes that Beckenham Place Park is a private road with a mixed character. It states '...the western end, a pleasant residential area comprising some post-war as well as substantial inter-war detached family houses of no particular architectural merit, but in a good setting ...'. It goes on to comment that the adjacent open spaces and fine street trees provide most of the area's character of remoteness.

Policies H7 and BE1 highlight that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Emphasis is placed on development respecting important views and landscape features and should not detract from the existing

street scene. It is worth also drawing attention to the importance of the space about buildings and the creation of attractive settings.

Given the particular considerations of this ASRC and the specific site characteristics it is considered that the design approach taken with this particular proposal may not be unacceptable in this location. Whilst the overall height of the proposed replacement dwelling will result in a greater presence within the street scene, the site levels and the single storey appearance from the street scene will still give views across the site allowing the trees in the vicinity and an element of openness to contribute to the overall setting and the wider street scene.

Local comments have been received, summarised above, some in objection and others in support. Concerns include the flat roof design and that it is out of character. There is a variety of house design within this part of the ASRC and Appendix I emphasises the importance of the setting rather than attribution to the architectural merit of existing house design. Given this, it may be considered that the unique qualities of the site allow for such an expression of architecture in this location without detriment to the overall character of the area.

Planning policy also seeks to ensure that new development takes account of existing front and rear building lines. The front building line has been set back from that of the existing dwelling and the extent of projection into the site increased. The impacts of this, particularly along the northern boundary, require careful consideration in respect of impact on neighbouring amenities, particularly in respect of prospect. The depth of projection beyond Deepe Dell, to the north, will be approximately 13m, which includes the cantilever section; there will be between c 5m and 7 m separation from the northern boundary. Given this, the lay of the land and the boundary screening the proposed development is unlikely to have such a detrimental impact as to warrant a planning ground of refusal in this respect. Some of the existing boundary landscaping is shown to be removed and re-planting proposed as part of the scheme. Due to the proposed size and layout, in the event of a planning permission it may be considered appropriate to restrict permitted development rights.

Local concerns are raised in respect of impacts on privacy. The proposed layout directs potential for overlooking from the bedroom areas (the cantilevered section) in a southerly direction. Windows currently face in this direction with the existing dwelling however that proposed is at a higher level. The distance from the boundary is c 22m. The site is currently well screened however the proposal identifies existing landscaping to be removed with some re-planting. There is also potential for overlooking from the mezzanine area and associated terrace. In the event of a planning permission the use of obscure glazing, balcony screening and appropriate replacement landscaping should be considered.

It should be noted that matters regarding covenants (raised as a neighbour representation) are private legal matters and are not taken account of within the planning considerations.

In respect of time constraints a development which receives the benefit of planning permission is usually subject to a commencement period of within 3 years. Time limits cannot be given in respect of a completion period.

No Highways objections are raised to the proposal although the width of the crossover is considered excessive. Conditions are suggested in the event of a planning permission.

This is a substantial replacement dwelling on a site which has quite unique characteristics within the vicinity. Due to its unique nature Members may consider that the size, siting and design would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area such as to warrant a planning refusal.

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

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB02 Trees - protective fencing
ACB02R Reason B02
- 5 ACB03 Trees - no bonfires
ACB03R Reason B03
- 6 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 7 ACC07 Materials as set out in application
ACC07R Reason C07
- 8 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 9 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 10 ACH26 Repair to damaged roads
ACH26R Reason H26
- 11 ACH32 Highway Drainage
ADH32R Reason H32
- 12 ACI01 Restriction of all "pd" rights
ACI03R Reason I03
- 13 ACI11 Obscure glaz'g/details of opening (1 in) in the south flank
 mezzanine level
ACI11R Reason I11 (1 insert) BE1

- 14 Details of balcony screening shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before first occupation and permanently maintained thereafter.

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

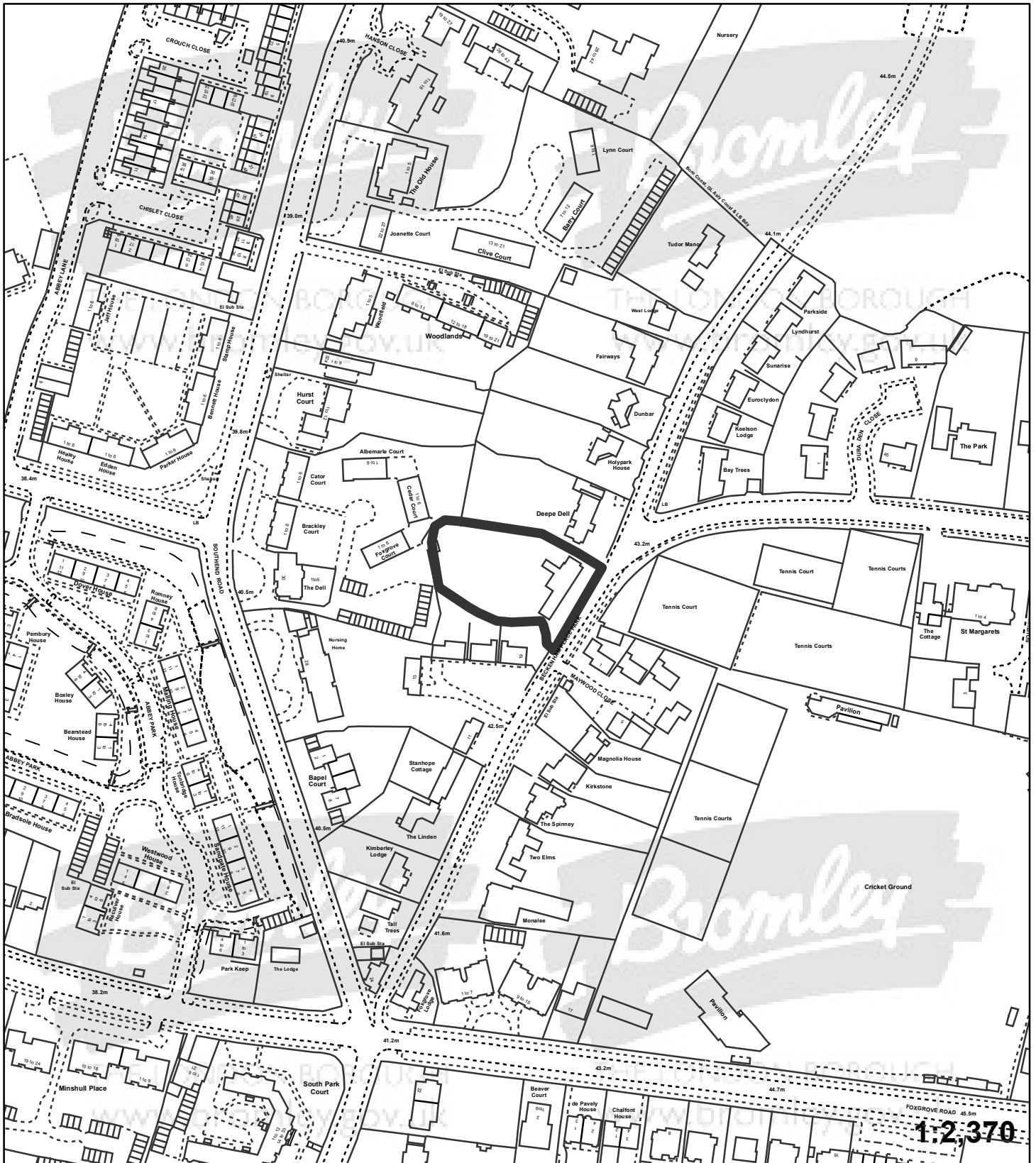
- 15 ACK01 Compliance with submitted plan
ACC01R Reason C01

- 16 The flat green roof areas shall not be used as a balcony or sitting out area.
ACI14R I14 reason (1 insert) BE1

Application:14/00599/FULL1

Address: Boulders 21 Beckenham Place Park Beckenham BR3 5BP

Proposal: Demolition of existing dwelling house and erection of replacement detached dwelling with associated parking provision and hard and soft landscaping



"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 : 14/00618/FULL1

Ward:
Cray Valley East

Address : St Josephs RC Church High Street St
Mary Cray Orpington

OS Grid Ref: E: 547103 N: 167446

Applicant : Mr James Caldwell

Objections : NO

Description of Development:

Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces
(Amendment to permission granted under ref 09/02991 for 2 four bedroom semi-detached houses)

Key designations:

Conservation Area: St Mary Cray
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for a row of 3 two storey three bedroom terraced houses. The proposed houses would be set adjacent to the proposed Presbytery, which is currently under construction. The current application to amend permission granted under ref. 09/02991 which included 2 four bedroom semi-detached houses on a slightly smaller footprint.

Location

The site is irregular in shape and presently comprises St. Joseph's Roman Catholic Church and the adjacent Presbytery, St. Joseph's Hall and Rowland's Manor. The surrounding area is mixed in character and the High Street to the east and Kent Road to the south is characterised by 2 storey cottages. The site bounds Nos. 316-322 High Street (No. 322 is a doctor's surgery) and St. Mary Cray County Primary School is located to its north-east and Riverside Gardens lie to its west.

The site forms part of the St. Mary Cray Conservation Area.

Comments from Local Residents

Nearby owner/occupiers were consulted on the application and to date no comments have been received. Any comments received will be reported verbally at the meeting.

Comments from Consultees

Environmental Health (Pollution) do not raise objections to the proposed development subject to standard Informatives.

Highways- no objections in principle.

Drainage- No objections in principle subject to suggested conditions

Thames Water comments will be reported verbally at the meeting.

Planning Considerations

The proposal falls to be determined with regard to the following policies of the Bromley UDP:

H7 Housing Density and Design
NE2 Development and Nature Conservation Sites
NE3 Nature Conservation and Development
NE7 Development and trees
T3 Parking
T18 Road Safety
ER7 Contaminated Land
BE1 Design of New Development
BE11 Conservation Areas

Planning History

There is a long planning history at the site. The most recent applications are summarised as follows:

- 13/01109/AMD Non-material amendment approved for a replacement of integral garage with kitchen and utility area. Replacement of garage door with a window to the front elevation. Removal of french doors and balcony to the rear elevation
- 13/01109- Minor Material Amendment approved for amended access road arrangement to provide partial two way estate road with ingress/ egress adjacent to Rowlands Manor
- 09/02991- Planning permission granted for the demolition of existing church (excluding bell tower)/ church hall/ presbytery and erection of new church/ church hall / presbytery/ housing development comprising 2 four bedroom semi detached and 6 three bedroom terraced houses with landscaping/ car parking/ alterations to access (elevational and other changes to church, hall and presbytery of scheme allowed on appeal under ref 07/04350)

- 07/04350- Planning permission refused for the demolition of existing church (excluding bell tower)/ church hall/ presbytery and erection of new church/ church hall / presbytery/ housing development comprising 2 four bedroom semi-detached and 6 three bedroom terraced houses with landscaping/ car parking/ alterations to access. (Allowed on appeal)
- 07/04360/CAC- Conservation Area Consent refused for demolition of existing church (excluding bell tower)/ church hall/ presbytery.

Conclusions

The main issues in this case are whether the number of units is acceptable in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the layout and design of the proposed scheme, and the impact upon the surrounding area.

The site at present is currently being developed in accordance with plans approved under ref. 09/02991. The previous application included works to the church and construction of the Presbytery, a row of 6 terraced houses and 2 semi-detached houses. The application seeks to amend the proposal for the pair of semi-detached houses by building 3 terraced houses. The current application would increase the footprint by 2m in width, away from the Presbytery.

The resulting dwellings remain two storey as previously approved and are modest in size. The rear gardens would remain as 10m in depth and the separation to the Presbytery under construction is not changed from that already approved.

There have been no objections raised in principle to the additional dwelling given that 2 car parking spaces per dwelling are still proposed.

Given that the principle of residential properties has already been established in this location, Members may consider that the addition of an extra unit and the minor change to the footprint the approved building is acceptable. Members may also consider that any possible impact on the amenity of the adjoining residents is unlikely to be increased by the proposed changes.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/00618 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

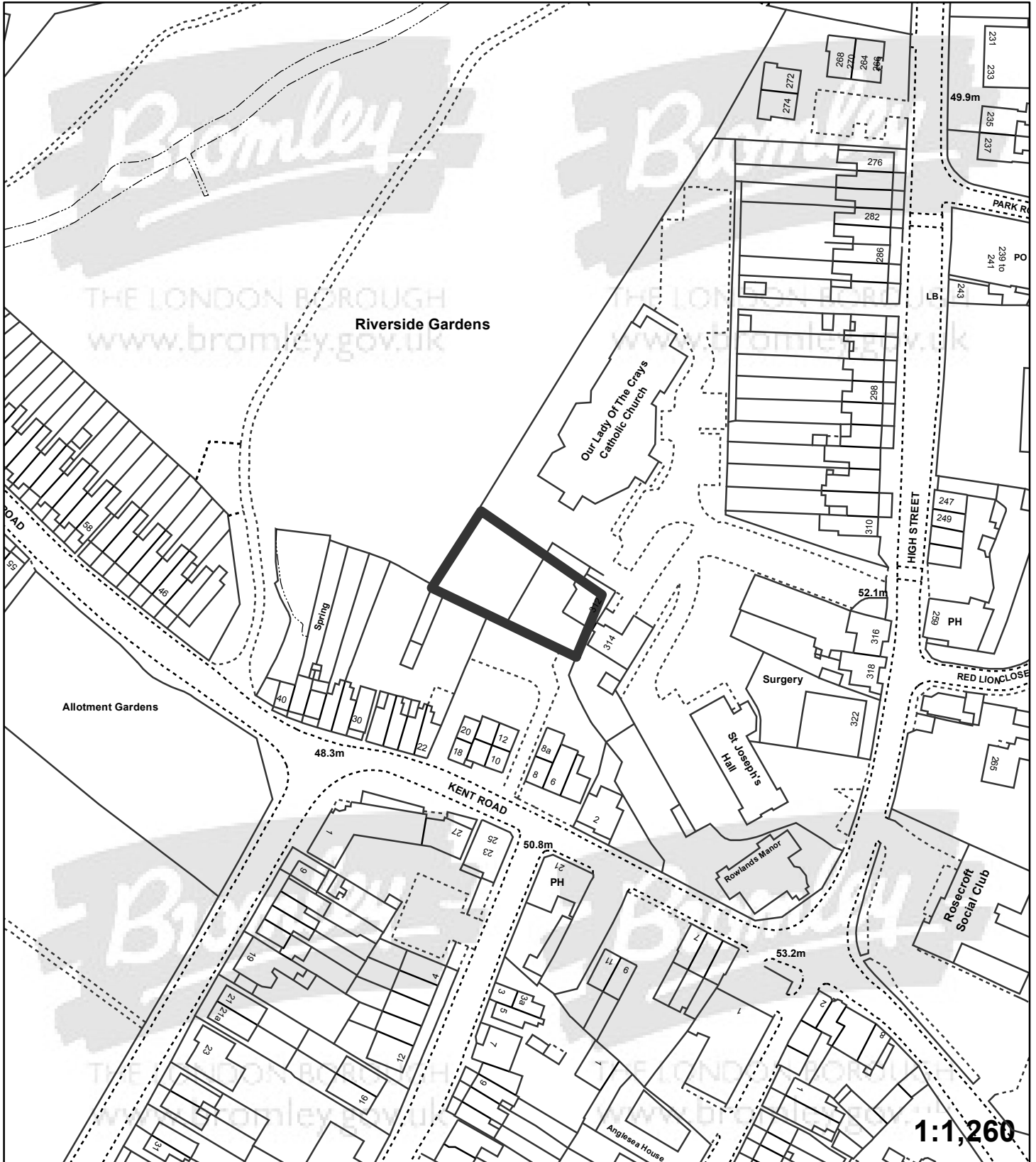
- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |

- | | | |
|----|---|--|
| | ACA07R | Reason A07 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 8 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 11 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 12 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 13 | ACK08 | Archaeological access |
| | ACK08R | K08 reason |
| 14 | Before the development hereby permitted is commenced, details of the materials, depth, extent and means of excavation required for the construction of the access/car parking shall be submitted to and approved in writing by or on behalf of the Local Planning Authority, and the excavations and the access/car parking shall be carried out in accordance with the approved details. | |
| | Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area. | |
| 15 | Details of the materials to be used for the external surfaces of the houses shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details. | |
| | Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area. | |

Application:14/00618/FULL1

Address: St Josephs RC Church High Street St Mary Cray Orpington

Proposal: Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces
(Amendment to permission granted under ref 09/02991 for 2 four bedroom semi-detached houses)



"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 : 14/00682/FULL6

Ward:
Plaistow And Sundridge

Address : Treesway Lodge Road Bromley BR1
3ND

OS Grid Ref: E: 541231 N: 170380

Applicant : Mr Clifford

Objections : YES

Description of Development:

Installation of 8 air conditioning units to flank elevation, with enclosure
PART RETROSPECTIVE

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land
Open Space Deficiency
Sites of Interest for Nat. Conservation

Proposal

This is a part retrospective application for the retention of 8 air conditioning units and associated enclosure; at the time of visiting the site 6 air conditioning units had been erected.

The proposed acoustic enclosure will be c 1.2m wide, 5.6m long and 2.4m overall height and 2.058m to the eaves. Doors at either end will be fitted with acoustic louvres.

Location

The application site is a detached dwelling house located on the east side of Lodge Road. The surrounding locality is predominantly residential in nature, characterised by detached dwellings set back from the highway by substantial front gardens with many mature trees which gives a semi-rural appearance. From the road the land rises to the east and to the west; houses to each side of the road are in an elevated position.

The road is unadopted and the land to the rear is designated as Metropolitan Open Land. The access road to Sundridge Park Manor is to the rear of the site.

Comments from Local Residents

Comments have been received from local residents and are summarised below; the full texts are available to view on file:

- incorrect information on application form
- incorrect information relating to the air-conditioning units
- unacceptable levels of noise - will result in lack of sleep, distress and possibly medical conditions
- Lodge Road is semi-rural and tranquil in nature - permission should not be granted for development likely to increase existing noise levels at any boundary without appropriate conditions attached

Additional comments received in respect of revised plans include:

- additional information confirms excessive and unlawful noise levels
- will extend external wall even closer to the boundary - planning permission already refused for existing wall
- report made to Local Authority Environmental Services Officer to ensure compliance - under reference CRM 1007347
- additional information supplied is still incorrect

Comments from Consultees

Given the residential location an acoustic assessment was requested. The report has now been received and Environmental Health (EHO) comment as follows: the level the consultant has specified is 24dB(A) at the façade which is really quite low. This will leave the noise about 6dB below the background level at the quietest point at night. Obviously in the Blackthorns garden closer to the units the level will rise somewhat but the background level is also higher during the daytime (i.e. when people are likely to use their garden) which has a masking effect. The report also refers to a solid brick wall between the gardens which will substantially reduce the noise in the garden behind the wall. Environmental Health comments indicate that the report is acceptable and the proposed enclosure is likely to be effective at reducing noise levels. The standard suggested is acceptable given the low background levels in this area. On the basis that this will be implemented in accordance with the submitted details no Environmental Health objections are raised in respect of the application.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

SPG1
SPG2

Planning History

The most recent planning history includes planning permission ref. 12/01581 which granted consent for the increase of the roof height to include front dormer and elevational alterations, two storey rear part one/two storey sides and first floor front extension.

Two applications were submitted for consideration of a detached double garage to the front of the site with habitable accommodation above. One was withdrawn and the other, ref. 12/03288 was refused.

A further application was submitted, ref. 13/00074, to seek revisions to the previous approved application, ref. 12/01581, to include a single storey front extension (for a garage).

A retrospective application, ref. 13/03887, was refused but sought revisions to planning permission ref. 13/00074 and included additional rooflights to ground floor and second floor and alterations to garage roof design; alterations to widen front windows and corrected boundary details.

Enforcement action is currently under consideration and any updated information will be reported verbally to Committee.

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.

Local objections are raised regarding noise levels from the units. In respect of impact on residential amenities, on the basis that an acoustic enclosure is provided, no environmental health objections are raised to the development. In respect of additional objections clarification has been sought from EHO in respect of the concerns over excessive noise. In order to understand decibel levels logarithmic addition must be used rather than arithmetic addition and the difference made between sound pressure (measured in dB re 2×10^{-5} Pascals) and sound power (measured in dB re 1×10^{-12} Watts). Different formulae apply depending on which is used but it is valid to use either measure to predict the level. EHO confirm the consultant's report is a reasonable evaluation of the likely noise.

The air-conditioning units without an enclosure are unlikely to be acceptable in respect of impact on neighbouring amenity and therefore careful consideration must be given as to the visual impact of the single storey enclosure. There is a tapering boundary to the site which means a nominal space remains to the front edge, tapering to a pinch point to the rear. Whilst part of the roof may be visible from Blackthorns the proposed structure, for the most part, will be screened by an existing wall between the two properties. Given the extent of the property frontage

from the road and that the enclosure will be situated beyond a front garage extension it will not appear as a dominant built form within the street scene.

Neighbour objections refer to the point that the enclosure will extend the external wall even closer to the boundary and planning permission has already been refused for the existing wall. As referred to above enforcement action is under consideration for the works that have taken place without the benefit of planning permission. Members may wish to note that the wall to which the air conditioning units have been attached was part of the existing house (garage) prior to commencement of the current development.

On balance, given the findings from the noise assessment and that the visual impacts arising from the proposal are considered to be nominal the proposal is not considered to cause such harm to neighbouring amenities or the character of the area as to warrant a planning ground of refusal.

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.

as amended by documents received on 22.04.2014

RECOMMENDATION: PERMISSION

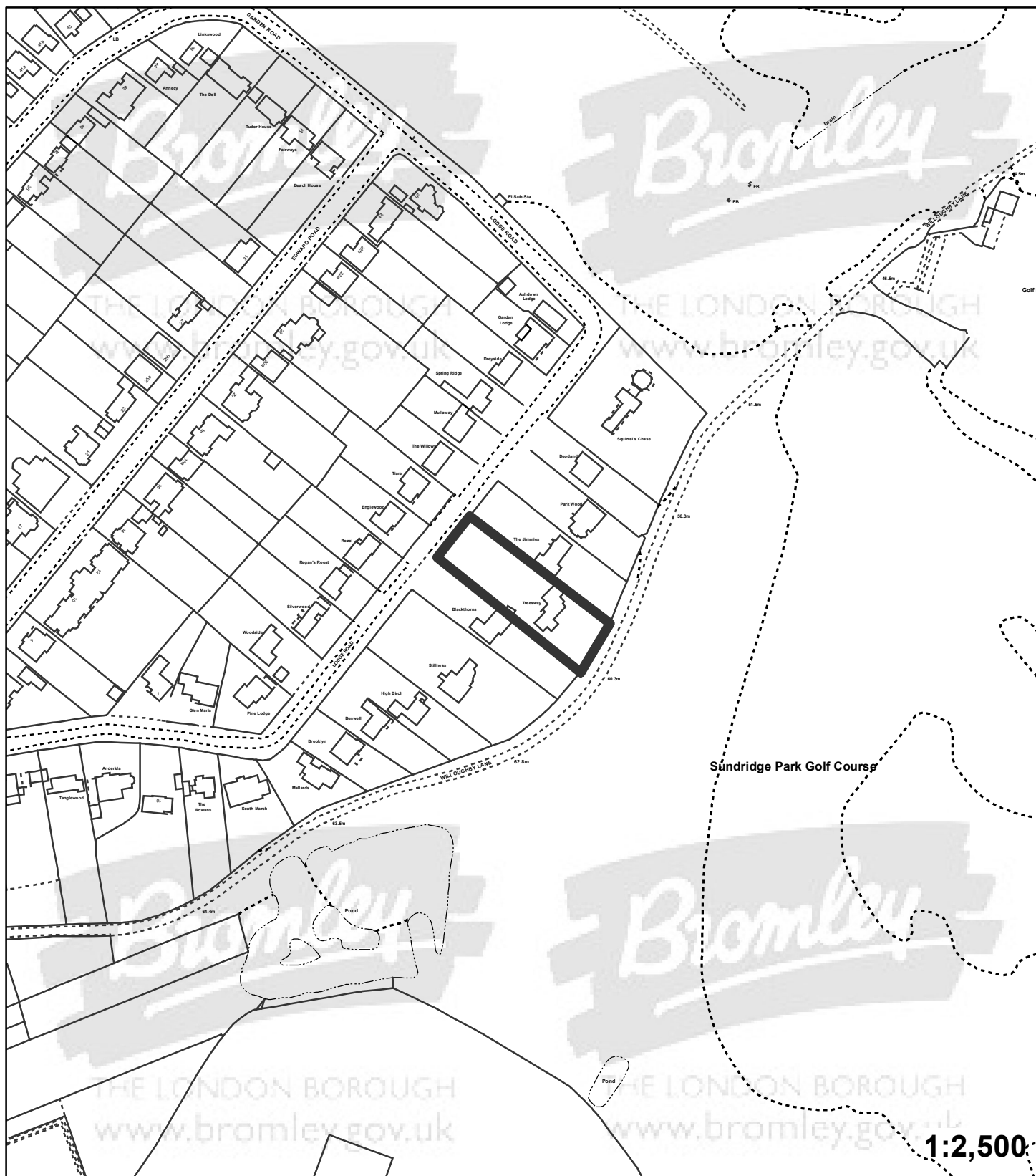
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 details for the acoustic housing shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences on the enclosure and the scheme shall be fully implemented before occupation and permanently maintained as such thereafter.
 ADI15R Reason I15
- 4 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application:14/00682/FULL6

Address: Treesway Lodge Road Bromley BR1 3ND

Proposal: Installation of 8 air conditioning units to flank elevation, with enclosure
PART RETROSPECTIVE



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

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

Application No : 14/00855/FULL6

Ward:
West Wickham

Address : 8 Woodland Way West Wickham BR4
9LL

OS Grid Ref: E: 538313 N: 165738

Applicant : Mr And Mrs Browne

Objections : YES

Description of Development:

Single storey side/rear extension

Key designations:

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

Proposal

The application seeks permission for a single storey/side rear extension. The current rear elevation is stepped with the property benefiting from a single storey attached garage to the side. Due to the existing nature of the rear elevation, the extension will project 3.5m from the rear of the existing property adjacent to the boundary with no. 6 and span the full width of the property wrapping round to the side to project 6.25m from the rear of the garage. The rear element of the extension will have a pitched roof with a maximum height of approximately 3.7m and an eaves height of 2.6m, when scaled from the submitted drawings. The roof of the side element of the extension will be pitched with a maximum height of 3.7m and an eaves height of 2.7m, when scaled from the submitted drawings.

Location

The application site is a two storey semi-detached property on the western side of Woodland Way, West Wickham. The neighbouring properties are residential and similar in size and design.

Comments from Local Residents

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

- loss of sunlight
- overshadowing
- overdevelopment
- cramped form of development
- out of character with area
- retrograde lowering of spatial standards
- loss of visual amenity
- poor design
- loss of outlook

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

Comments from Consultees

There were no external or internal consultations made on this application.

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

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

There is no planning history at the property.

Conclusions

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

The proposed extension will project to the rear of the property 3.5m and wrap around the side to adjoin the rear of the existing attached garage. The extension is shown to run adjacent to the side boundary with no. 10 with no windows proposed in the flank elevation facing no. 10. It is noted that objections have been received from the occupiers of the neighbouring property at no. 10, with specific regards to loss of light and outlook from the side kitchen window. However, given the orientation of the properties and the existing separation between the property at

no. 10 and the side boundary with no. 8, Members may consider that the proposed extension at no. 8 would not cause any significant harm to the amenities of the neighbouring property at no. 10.

The adjoining semi at no. 6 lies to the north of the host dwelling and the extension will project 3.5m, adjacent to the side boundary with this adjoining property with no windows proposed in the flank elevation. The roof of the extension will be pitched with a maximum height of 3.7m reducing down to 2.6m at the eaves. Whilst it noted that there may be a degree of impact with regards to light and objections have been raised by the neighbouring property on this matter, Members may consider that the impact is not significant enough in this instance to warrant a refusal.

The roof of the proposed extension will be visible from the streetscene above the pitched roof of the existing garage. As the extension will be set back behind the garage and therefore the visible roof set away from the front building line, it is not considered to cause a detrimental impact to the character of the area, or streetscene in general.

Having had regard to the above Members may consider that on balance, 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. 14/00855, 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 |
| | ACK05R | K05 reason |

Application:14/00855/FULL6

Address: 8 Woodland Way West Wickham BR4 9LL

Proposal: Single storey side/rear extension



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

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

Application No : 14/00881/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 7 Oxenden Wood Road Orpington BR6
6HR

OS Grid Ref: E: 547034 N: 163361

Applicant : Mr A Gebbett

Objections : NO

Description of Development:

Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch (amendment to eaves height for permission 13/02283/FULL6)

Key designations:

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

Proposal

- The proposal is for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch.
- The proposal follows planning permission ref. 13/02283 and proposes to increase the eaves height of the house from the previously permitted 4.9m to 5.1m.
- The proposed side extension will have a width of 3.5m and will have a length of 15.6m at ground floor level, extending to the rear of the main rear wall of the house by 5.2m. The first floor will have a length of 10.4m and the extension will provide a 2m separation to the flank boundary at ground and first floor levels (1.3m side space previously refused under ref. 12/03920). The side extension will have a hipped roof and the existing side garage will be replaced.
- The proposed rear extension at first floor level will square off the property and rationalise the roof, replacing the existing flat roof to the rear of the

house. To the front a front porch will be created with a roof of 3.5m in height and a width of 2.8m.

- Roof alterations include the provision of three small rear dormers and flank rooflights.
- A chimney will be provided to the flank boundary facing No. 9.

Location

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

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

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

Planning History

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

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

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

'The proposed development would, by reason of the inadequate side space to be provided in an area where higher spatial standards exist, result in a retrograde lowering of spatial standards detrimental to the established

character of the area, contrary to Policies BE1 and H9 of the Unitary Development Plan.'

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

'The proposal seeks to replace a recessed single storey garage attached to the side of the dwelling with a two storey extension sitting flush with its front elevation. The first floor element of the proposed extension would be set in slightly from its ground floor and would be over 1 metre from the side boundary. Nevertheless, the main body of the dwelling would be brought much closer to the side boundary and very close to the house at No. 5 Oxenden Wood Road. Whilst I can understand the appellant's frustration that this neighbouring dwelling has been the subject of a two storey extension quite close to the side boundary, this is beyond my control. Further, a reasonably generous gap between the two houses remains at present, irrespective of the position of the physical boundary between the two properties. This would be reduced considerably if the proposed extension was built and the effect would harmfully erode the general feeling of spaciousness within this part of Oxenden Wood Road.

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

Planning permission was granted under ref. 13/02283 for a part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch.

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.

Following the grant of permission ref. 13/02283, the current proposal seeks to increase the eaves height of the building from 4.9m to 5.1m, retaining the overall roof height without increasing it. All other aspects of the permission granted under ref. 13/02283 will remain the same as approved.

Ref. 13/02283 was granted following the refusal of a similar scheme which sought to increase the overall roof height. It also set the extension away from the flank

boundary to retain a 2.0m side space, and this side space remains under the current proposal.

The increase in eaves height will add a small amount of bulk to the dwelling that will need to be considered by Members. The extensions and roof design will have an architectural style that will complement the main house and match the roof pitches of the original design. Under ref. 12/03920, a 0.7m increase in roof height was refused, however the current proposal seeks no overall roof increase over the scheme granted under ref. 13/02283. The roof will appear largely the same under the current proposal, with the angle of the roof pitch remaining similar to the original house. Therefore, the appearance of the house will be suitable, given the existing architecture. In terms of the impact of the additional height of the street scene, the elevational drawings indicate that the dwelling would fit comfortably within the street scene.

The proposal will not increase the roof height and therefore the dwelling will not exceed the height of No. 5, which is sited on higher ground. The roof exceeds the height of No. 9 already and, although the proposal will add a small amount of additional bulk to the roof, the resulting structure may not be considered to appear excessive within the local context.

The proposed increase in eaves height is not considered to impact on the amenities of neighbouring properties over and above the impacts considered under permission ref. 12/02283. The additional bulk created will be minimal and may be considered to be unlikely to impact in terms of loss of light or visual impact. The resulting dwelling will be suitably separated from neighbouring dwellings and the increase in eaves height would be insignificant in terms of additional impact on the amenities currently enjoyed by these neighbouring dwellings.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03920, 13/00724, 13/02283 and 14/00881, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI12 | Obscure glazing (1 insert) in the second floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 |

- 4 ACI17 No additional windows (2 inserts) flank extensions
ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan

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

Application:14/00881/FULL6

Address: 7 Oxenden Wood Road Orpington BR6 6HR

Proposal: Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch (amendment to eaves height for permission 13/02283/FULL6)



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

Report No.
DRR14/051

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 4

Date: Thursday 15 May 2014

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

Title: **HARD-STANDING, SKIBBS LANE, CHELSFIELD**

Contact Officer: Mick Lane, Planning Enforcement Officer
E-mail: mick.lane@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Chelsfield and Pratts Bottom;

1. Reason for report

A small area of concrete hard standing has been constructed between Skibbs Lane and the Glebe Field which has been the subject of a complaint. The hard standing involves development requiring planning permission. In the absence of an application it is necessary to consider whether enforcement action against the development is expedient.

2. **RECOMMENDATION(S)**

It is not considered to be expedient, in this instance given all the circumstances and information available to take any further action.

3. COMMENTARY

- 3.1 This site was previously before Plans Sub-Committee 3 on 09.01.2014 when members resolved that the matter be deferred, without prejudice to any future consideration to, request a planning application, to seek the views of the Highways Drainage Engineer and to check the levels.
- 3.2 The site is a sloping concrete access from Skibbs Lane to the Glebe Field, an area of predominantly pervious open meadow bounded on three sides by mature hedging and trees. This grassed meadow is approximately 1.5m above Skibbs Lane, and is owned by St Martins Church, situated within an open rural environment on the eastern side of Chelsfield Village.
- 3.3 On 25.06.2012 a complaint was received alleging that surface water was running off the concrete hard-standing into Skibbs Lane and causing flooding to the complainant's property, a bungalow situated approximately 40m from the entrance to the Glebe Field.
- 3.4 On 25.06.2012 a site visit was undertaken when it was observed that the vehicle access to the Glebe Field adjacent to the rectory surfaced in concrete / paved hard standing in place approximately 4m wide between the highway and the field. The hard surface extends approximately 15m between Skibbs Lane and a gated access into the field. There was a gradient of approximately 1.5m from the gate to the highway and no drainage appeared to have been installed to take away surface water.
- 3.5 The lower section of the access has recently been concreted to provide a firmer surface for vehicles gaining access to the Glebe Field whilst the upper section appears to have been paved for many years and is therefore immune from any enforcement action.
- 3.6 On 02.07.2012 the Church warden was contacted and initially agreed to install a slot drain in order to relieve any excess surface water that may run off the land. The engineering operations were considered to involve development which required planning permission and a retrospective application was requested for the hard standing that had been installed.
- 3.7 A further site visit was subsequently undertaken during a torrential downpour when it was observed that very little surface water was running off down the slope into the road. The topography of surrounding area clearly shows that the complainants' property is situated on land which is lower than where the hard - standing joins the highway
- 3.8 Two further site visits were made during heavy torrential rain on Friday 11th October 2013 and again on Sunday 13th October 2013. On both occasions it had been raining for at least three hours and pooling of water would have been expected at the site. However it was observed that there were substantial amounts of surface water flowing down Skibbs Lane from the direction of Bucks Cross Road into the recently installed Highway drains which have been installed by the Council in Skibbs Lane.
- 3.9 However at the point at which the hard standing joins the highway there was no clear evidence of any extra surface water run-off onto the highway which was as a result of the extended hard standing or that the surface water flowing back toward the complainants' dwelling from this location was as a result of the extended hard standing.
- 3.10 It is understood that although the extended concrete hard-standing should have required planning permission it has been in place for a number of years and is approximately 40m from the entrance to the complainants' property and in this circumstance is not considered expedient to take enforcement action to remove the extended concrete hard-standing.
- 3.11 A further request for a planning application was made to the Diocese of Rochester on 28.01.2014 an application is still expected and an update will be provided verbally at the meeting.
- 3.12 Since the last committee in January 2014 a site survey was commissioned which found that there is a minimal sloping of the highway from WEST to EAST towards the newly installed drainage gullies (7 in total) and towards the residential property. Where the concrete extension to the existing hard standing meets the highway, water would flow off in either direction both NORTH and SOUTH. Whilst the field itself is 1.5 metres above the highway there does not appear to be any concern raised over any

excessive run off from this land and in any case it must be presumed that some rainfall would be absorbed into the land. It appears that the complainants property is in a basin as it sits between the higher levels of Glebe field. The highway and the bungalow in skibbs lane. The overall level of the Bungalow is considered to be lower that the level of the highway and it is concluded that the extended concrete hard-standing would not have been a significant factor in the flooding problems experienced at the bungalow

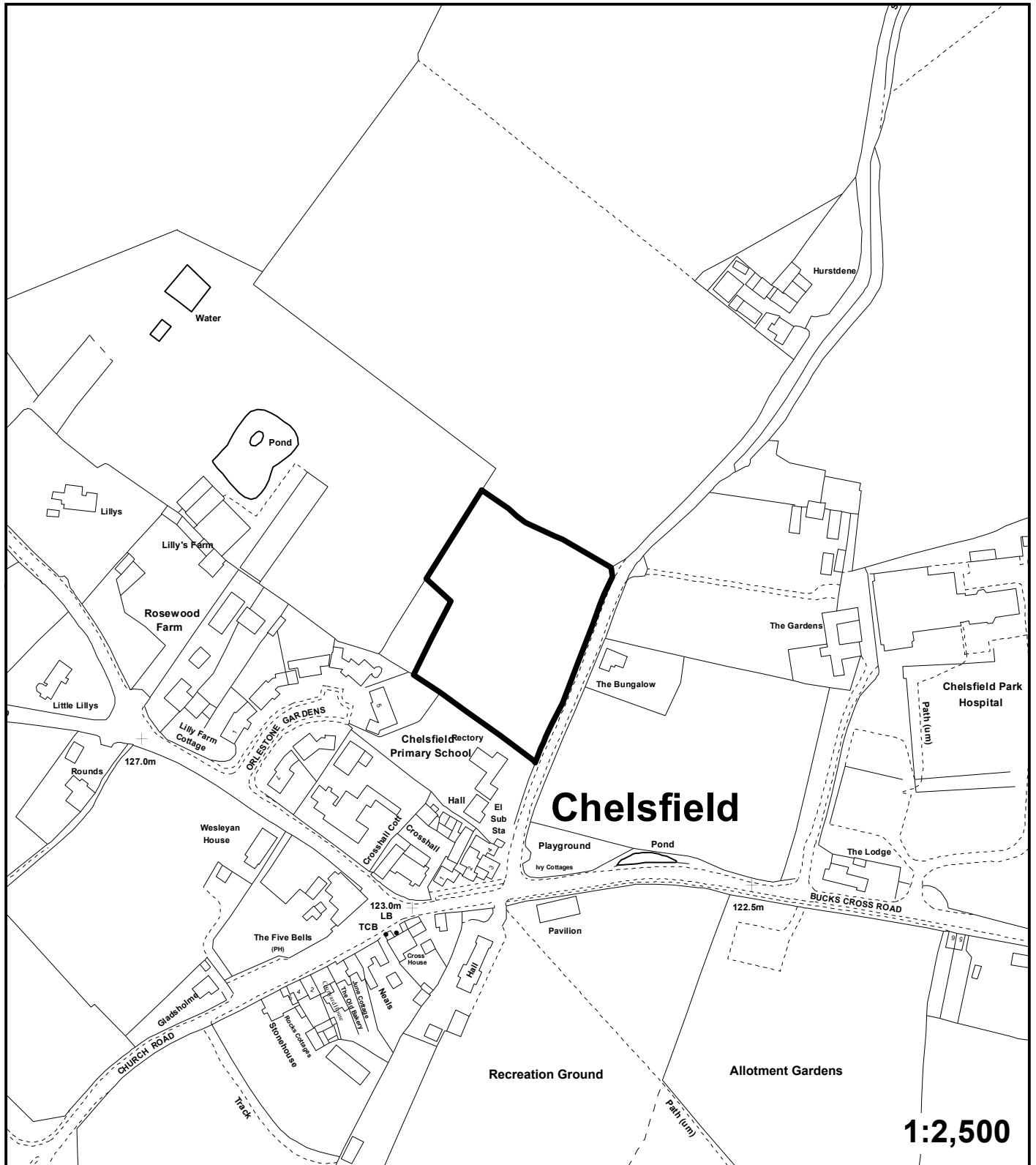
- 3.13 The Highway Drainage engineer has been consulted and has concluded the extension to the highway drainage system constructed in 2013 is well placed to pick surface water on the road at this end of Skibbs Lane.
- 3.14 Run off : The results of the survey concluded that the run off from the Glebe field can run in either or both directions. It was also concluded that the extended hard standing would not be considered to be the overriding and only cause of the alleged flood. The attached survey is supporting documentation of our findings and should be considered in reaching our conclusion in this matter.
- 3.15 It should be noted that over the wet winter of 2013/14 there has been no significant flooding to the highway reported at this location.

Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL, PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	NA

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Application: ENF 12/00380

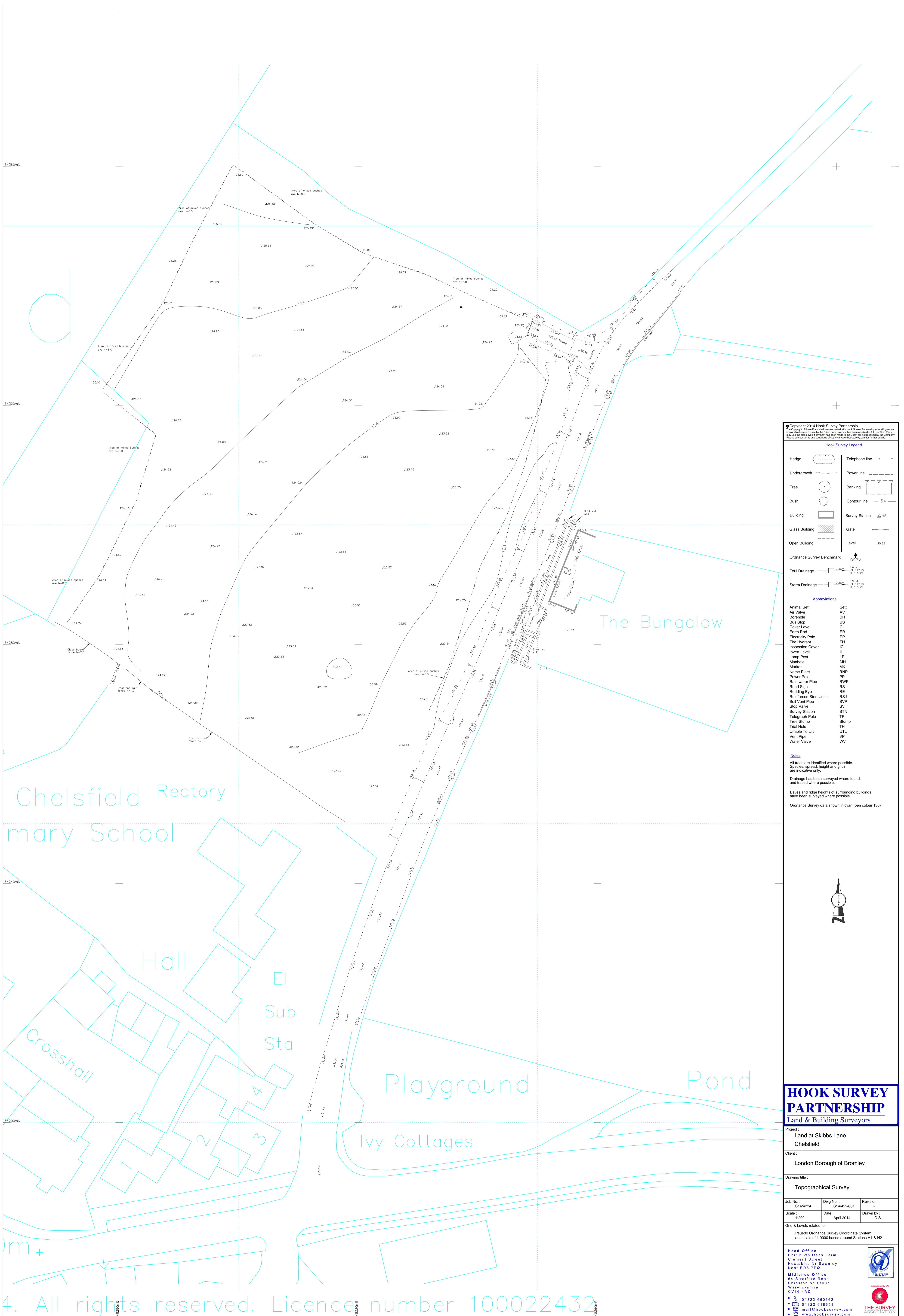
Address: LAND ADJACENT TO THE RECTORY,
SKIBBS LANE, ORPINGTON.



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

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Hook Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 0.4
Building	Survey Station
Glass Building	Level
Open Building	Ordnance Survey Benchmark
Foul Drainage	Storm Drainage

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electrical Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey data shown in cyan (pen colour 130)

HOOK SURVEY PARTNERSHIP
 Land & Building Surveyors

Project: Land at Skibbs Lane, Chelsfield

Client: London Borough of Bromley

Drawing title: Topographical Survey

Job No.: S144224 Dwg No.: S144224/01 Revision: -

Scale: 1:200 Date: April 2014 Drawn by: D.S.

Grid & Levels related to: **Fixed Ordnance Survey Coordinate System at a scale of 1:0000 based around Stations H1 & H2**

Head Office
 Unit 3 Whitfords Farm
 Clement Street
 Moxheale, Nr Swanley
 Kent BR8 7PG

Midlands Office
 44 Stratford Road
 Shipston on Stour
 Warwickshire
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THE SURVEY ASSOCIATION

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Report No. **London Borough of Bromley**
DRR/13/035
PART ONE - PUBLIC

Decision Maker: **PLANS SUB-COMMITTEE NO. 4**

Date: **Thursday 15 May 2014**

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

Title: **138 LOCKESLEY DRIVE, ORPINGTON, BR5 2AE**

Contact Officer: John Stephenson, Acting Development Control Manager Planning Investigation
Tel: 020 8461 7887 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Cray Valley West;

1. Reason for report

This matter has previously been reported to Plans Sub Committee in 2011 and on 21st February 2013 following complaints concerning a number of alleged breaches of planning control.

The resolution of the Sub Committee on 21 February 2013 was that a Breach of Condition Notice be Authorised, concerning the failure to provide and maintain a boundary enclosure in accordance with the details to be approved by or on behalf of the Council as required by condition 5 of planning permission reference DC/07/03049/Full 6 (and condition 2 of planning permission reference DC/06/03912/Full 6.

A Breach of Condition Notice was issued on the 15th August 2013. A substantial part of the boundary fence has now been completed, subsequent to the issuing of the notice, by the (new) owner of the land, who has indicated that he will complete the remainder.

2. **RECOMMENDATION(S)**

That the completion of the substantial part of the boundary fence be welcomed and the full compliance with the Breach of Condition Notice not to be pursued through further legal action at this stage but to allow further time to complete the front boundary treatment.

3. COMMENTARY

- 3.1 Following the February 2013 committee resolutions and a Breach of Condition Notice was issued on 15th August 2013. This required that a boundary enclosure be erected. Meanwhile the new owner had taken the property on from the previous owner/developer.
- 3.2 A new fence has since been erected by the new owner in the back garden and continues to the front of the adjoining garage of No 138. This element complies with the Breach of Condition Notice in part.
- 3.3 For full compliance with the Breach of Condition Notice, a further extension of the fence (at a low height of one metre) is required into the front garden. The current owner has indicated his intentions to complete this within the next 6-8 months and has already carried out some “tidying up” works to the front garden.
- 3.4 The owner has been in contact with the Planning Investigation team and has now given a written undertaking and has stated his intentions. He has stated “that despite no real change in his personal circumstances, he is making a tremendous effort to find a viable solution which will allow us to bring closure to this matter “.
- 3.5 It is beneficial that the partial compliance has now taken place. It is proposed that full compliance not be pursued through further legal action at this stage but to allow the owner to complete the works and for planning investigation officers to monitor his progress, which will enable him to resolve all outstanding issues.
- 3.6 There are a series of previous complaints related to this site, including an Ombudsman investigation which found there was not an administrative fault by the Council (November 2012).
- 3.7 As a result of the substantially completed boundary fencing to the rear which is obviously welcomed it is concluded that the owners of 138 should be given further time in order to allow them to work towards completion and that the progress be monitored by the planning investigation team.

4. POLICY IMPLICATIONS

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5. FINANCIAL IMPLICATIONS

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6. LEGAL IMPLICATIONS

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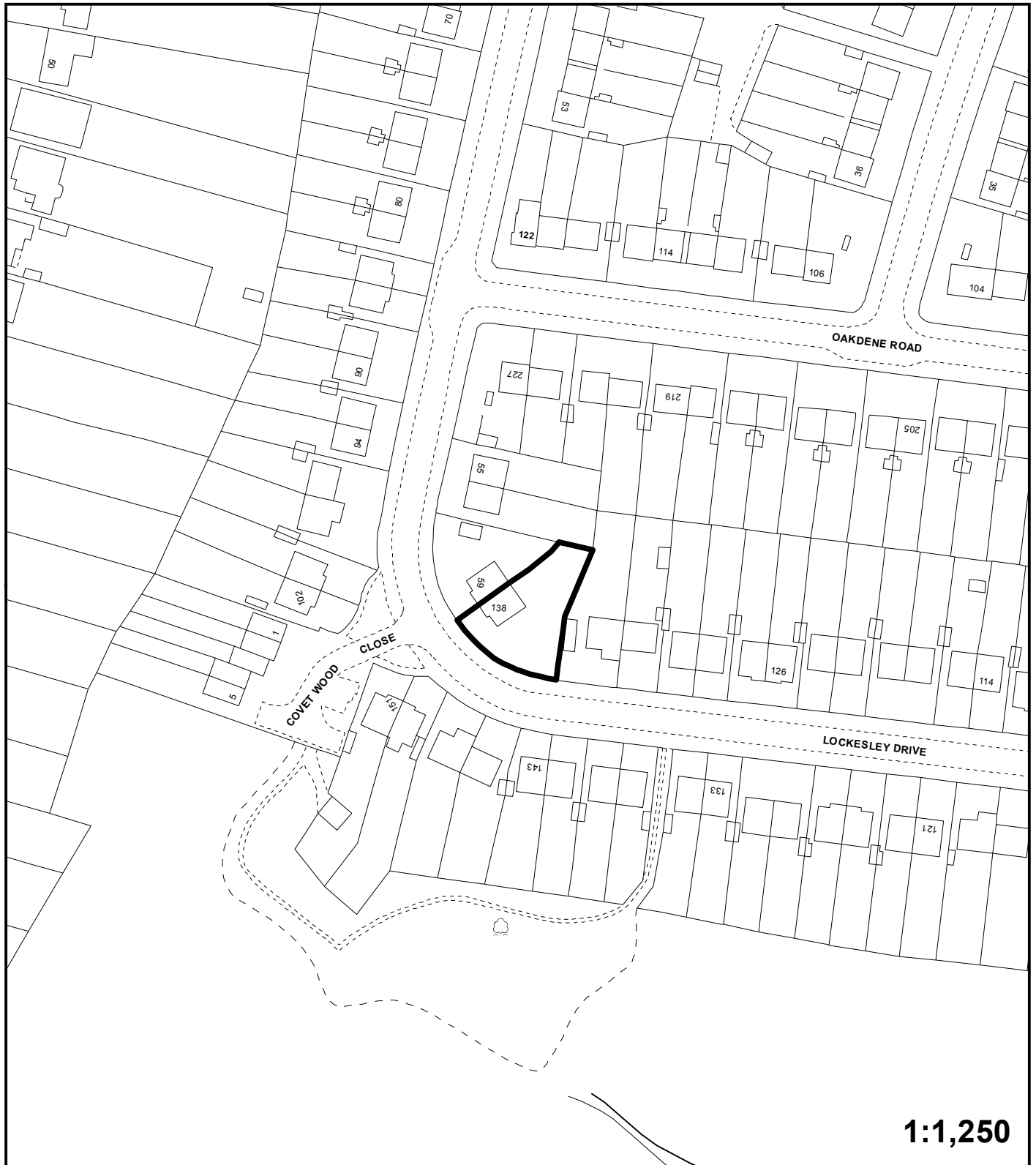
7. PERSONNEL IMPLICATIONS

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Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL, PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	

Application: ENF 11/00161

Address: 138 LOCKESLEY DRIVE,
ORPINGTON.



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