



THE LONDON BOROUGH  
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DATE: 16 December 2014

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

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop, Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens and Michael Turner

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on  
**THURSDAY 8 JANUARY 2015 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**

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**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](mailto:planning@bromley.gov.uk)**

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**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  
<http://cds.bromley.gov.uk/>*

## 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 6 NOVEMBER 2014**  
(Pages 1 - 8)
- 4 **PLANNING APPLICATIONS**

### SECTION 1

(Applications submitted by the London Borough of Bromley)

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

### SECTION 2

(Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	West Wickham	9 - 14	(14/03876/FULL6) - 40 Stambourne Way, West Wickham
4.2	Kelsey and Eden Park <i>(Report to follow)</i>	-	(14/04290/FULL1) - Harris Academy Beckenham, Manor Way, Beckenham

### SECTION 3

(Applications recommended for permission, approval or consent)

Report No.	Ward	Page No.	Application Number and Address
4.3	Clock House	15 - 22	(14/03341/FULL1) - LEB Depot, Churchfields Road, Beckenham
4.4	Coopers Cope Conservation Area	23 - 36	(14/03384/FULL1) - 83 Copers Cope Road, Beckenham
4.5	Farnborough and Crofton	37 - 40	(14/04163/FULL6) - 54 Lansdowne Avenue, Orpington
4.6	Petts Wood and Knoll	41 - 44	(14/04401/FULL6) - 29 Rolleston Avenue, Petts Wood

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page No.	Application Number and Address
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**5 CONTRAVENTIONS AND OTHER ISSUES**

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

**6 TREE PRESERVATION ORDERS**

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

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## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 6 November 2014

### Present:

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop,  
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens  
and Michael Turner

### Also Present:

Councillors Graham Arthur, Mary Cooke, David Jefferys,  
Kate Lymer, Neil Reddin FCCA, Stephen Wells,  
Nicholas Bennett J.P., Robert Evans, Peter Fortune and  
Tim Stevens

## 18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received, all members were present.

## 19 DECLARATIONS OF INTEREST

No declarations of interest were reported.

## 20 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 SEPTEMBER 2014

**RESOLVED** that the Minutes of the meeting held on 11 September 2014 be confirmed.

## 21 PLANNING APPLICATIONS

### SECTION 2

(Applications meriting special consideration)

#### 21.1 BROMLEY COMMON AND KESTON

**(14/02473/FULL1) - 1 Brewery Road, Bromley.**

Description of application – Construction of additional floor and alterations to existing building to provide office accommodation on ground floor (B1) plus 2 x two bedroom flats.

Oral representations in support of the application were received at the meeting. Comments from Councillor Alexa Michael in objection to the application were reported.

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

**21.2  
HAYES AND CONEY HALL**

**(14/02617/FULL1) - 53 Kechill Gardens, Hayes.**

Description of application – Erection of attached two storey 3 bedroom dwelling and extensions and alterations to 53 Kechill Gardens.

Oral representations in objection to application were received. Oral representations from Ward Member, Councillor Neil Reddin FCCA, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

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

1. The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 and H7 of the Unitary Development Plan and Policy 7.4 of The London Plan.

**21.3  
SHORTLANDS**

**(14/02667/FULL1) - Kingswood House, Mays Hill Road, Shortlands.**

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Mary Cooke and David Jefferys were also received. Oral representations from the Portfolio Holder for Education, Councillor Stephen Wells, and the Chairman of the Education Policy, Development and Scrutiny Committee, Councillor Nicholas Bennett J.P., were also received at the meeting.

It was reported that further objections to the application and letters of support had been received and that the Tree Officer had no objections to the application.

The Chief Planner's representative confirmed that the site did not require an Environmental Impact

Assessment and reported that Environmental Health had recommended additional planning conditions if the application were to be permitted.

A revised parking plan and amended Highway technical note was received on the 3<sup>rd</sup> October 2014

Members having debated and considered the detailed report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, **SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to enable the London Borough of Bromley to undertake waiting and parking traffic measures adjacent to the site and consult and undertake an extension to the Controlled Parking Zone if required, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with four further conditions to read:-

1. Demolition works shall not begin until a Dust Management Plan has been submitted for protecting nearby residents and commercial occupiers from dust and other environmental effects have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The development shall not be carried out other than in accordance with the approved Dust Management Plan.

REASON: To protect the amenity of nearby residents and commercial occupiers in accordance with the London Plan Supplementary Planning Guidance The Control of Dust and Emissions during Construction and Demolition Guidance.

2. Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on the transport network In accordance with London Plan Policy 6.14.

3. Prior to commencement of construction on the site, the applicant will carry out an assessment of the effect on local air quality as a result of the heating system

provided as part of the proposed development. The objective of the assessment will be to demonstrate that the design of the heating system is such that emissions of nitrogen dioxide shall not have a significant detrimental impact on existing air quality. The applicant will agree the scope of and approach to the Air Quality Assessment with the Head of Planning, in consultation with the Council's Environmental Health Officer. The development shall not be carried out otherwise than in accordance with the approved plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To minimise the effect of the development on local air quality in line with National Planning Policy Framework Page 124 and Policy 7.14 of the London Plan

4. Mitigation measures shall be submitted in writing to minimise the effect of the development on local air quality in an Air Quality Management Area (AQMA) The development shall not be carried out otherwise than in accordance with the approved measures and any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To minimise the effect of the development on local air quality in an AQMA in line with National Policy Planning Framework Page 124 and Policies 6.13 and 7.14 of the London Plan).

**21.4  
HAYES AND CONEY HALL**

**(14/04127/FULL6) - 16 Queensway, West Wickham.**

Description of application - Part one/two storey side and rear extensions and roof alterations to incorporate rear dormers RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Graham Arthur, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that the Enforcement Notice issued by the Council would become effective on 14 November 2014. The Chief Planner's representative reminded Members that the report stated that the front dormers had been deleted from the application.

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

1. The proposed roof alterations, by reason of its bulk and design, would be over dominant feature and have



a detrimental impact upon the appearance of the host building, thereby contrary to Policies BE1 and H8 of Unitary Development Plan.

**IT WAS FURTHER RESOLVED** that the previously authorised **ENFORCEMENT ACTION** be continued.

**21.5  
DARWIN**

**(14/03150/FULL1) - 3 Layhams Farm Cottages, Layhams**

Description of application – Demolition of existing dwelling and garage and erection of replacement two storey four bedroom detached dwelling with basement level accommodation.

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

**21.6  
CRAY VALLEY EAST**

**(14/03295/FULL1) - Parker House, 27 Elmcroft Road, Orpington.**

Description of application – Second floor mansard roof extension to provide additional Class B1 office accommodation and elevational alterations.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to await the outcome of planning appeal reference 14/00072.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**21.7  
BICKLEY**

**(14/03160/RECON) - Wilderwood, Widmore Green, Bromley.**

Description of application - Variation of condition 2 of permission 13/01204/FULL1 (allowed on appeal) for 4 two bedroom dwellings and 1 two bedroom bungalow to enable development not in accordance with approved plans 3704-PD-13 and 14 to provide 8 front rooflights, 4 rear dormers and additional bedroom in roofspace.

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

Councillor Lymer said that the proposal would change

the character of the development and the overall plan and in her view showed no consideration or sympathy to the existing surrounding neighbourhood and to exclude the gables would create an unpleasant block effect and thus remove one of the supporting influences in the Planning Inspector's report.

Councillor Lymer was concerned that the residential density would be doubled, with inadequate parking spaces contrary to Policies: BE1, H7 and T3 of the Unitary Development Plan.

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

1. The proposed roof alterations, by reason of their siting and design, would significantly alter the appearance of the approved dwellings and result in an overdevelopment of the site, thereby contrary to Policy H7 and BE1 of the Unitary Development Plan.

**21.8  
HAYES AND CONEY HALL**

**(14/03389/FULL6) - 34 Harvest Bank Road, West Wickham.**

Description of application – Enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side extension.

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

**21.9  
PETTS WOOD AND KNOLL**

**(14/03519/FULL6) - 46 Crest View Drive, Petts Wood.**

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

Comments from Ward Member, Councillor Douglas Auld, in objection to the application had been circulated to Members and Councillor Simon Fawthrop was in agreement with his comments.

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a 1 metre side space.

**22 CONTRAVENTIONS AND OTHER ISSUES**

**22.1** (DRR14/091) - Land at junction of Broombank  
**DARWIN** Reservoir Access Track and Shire Lane,  
Farnborough.

Members having considered the report, **RESOLVED** that **AUTHORITY TO ENTER THE SITE TO CARRY OUT THE WORKS IN DEFAULT** and a **CHARGE TO BE PLACED ON THE LAND BE GRANTED.**

**23 TREE PRESERVATION ORDERS**

**23.1** (DRR14/095) - Tree Works Application  
**KELSEY AND EDEN PARK** 14/02595/TPO: Consent to remove 2 Pine Trees at  
8 Thornton Dene, Beckenham.

Oral representations in support of the trees being felled were received at the meeting.

Members having considered the report and representations, **RESOLVED** that the **TREE PRESERVATION ORDER BE REMOVED** to allow the **FELLING OF TWO PINE TREES** and for suitable alternative replacement trees to be planted.

The Meeting ended at 8.50 pm

Chairman

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## SECTION '2' – Applications meriting special consideration

**Application No :** 14/03876/FULL6

**Ward:**  
**West Wickham**

**Address :** 40 Stambourne Way West Wickham BR4  
9NF

**OS Grid Ref:** E: 538473 N: 165378

**Applicant :** Mrs Allison Thornton

**Objections :** YES

### **Description of Development:**

Part one/two storey rear extension, conversion of garage to habitable accommodation and to provide habitable accommodation in roofspace

Key designations:

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

### **Proposal**

The current application can be split into three elements. Part one/two storey rear extension, change of use of existing garage to habitable accommodation and conversion of the existing roof space.

The part one/two storey rear extension is proposed to be built above the existing rear element of the existing garage. It is proposed that the conversion will have a bedroom on the ground and first floor levels. The main elevations changes will include a new window at first floor (rear). One new window is proposed in the flank elevation. The proposed extension at ground and first floor will extend an additional 1.7m in depth, beyond that of the existing ground floor garage. At first floor level the extension will measure 5.1m in depth.

The existing garage is proposed to be converted to form a study and bathroom. The garage door to the front will be in-filled with matching brickwork and white UPVC windows to match the existing windows.

The roofspace is proposed to be converted and involves the installation of three skylights on the side and rear elevations.

### **Location**

The application property is a detached two storey dwelling located on the south side of Stambourne Way, West Wickham.

### **Comments from Local Residents**

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

- a two storey extension, on top of a recent, too tall, single storey extension will adversely affect the lighting onto my property.
- the extension will impact on my privacy
- it will allow my neighbours to look into the back of my property.
- the proposed development is not in keeping with other properties on the road
- previous permission was different in design to that I had agreed to and is not built in accordance with the plans

### **Comments from Consultees**

No internal consultations were deemed necessary in respect of 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

The Council's SPG guidance is also a consideration.

### **Planning History**

Under planning application ref. 13/01662, retrospective planning permission was granted for a single storey rear extension.

### **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 host property is a detached house set in a good sized plot, and the general scale of the proposal is not considered to be excessive given the size of the host dwelling. Planning permission was granted under planning application ref. 13/01662 for a single storey rear extension which has been built.

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

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

Policy H9 of the UDP requires applications for new residential development, including extensions to retain, for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

#### First Floor side extension

The design of the first floor extension is considered to be in keeping with the character of the existing building incorporating a hipped roof to the rear. In terms of side space it is noted that the first floor extension comes closer to the side boundary than 1m. However, given the extensive set back of the extension by 6.4m from the front elevation and lower roof line ridge it is considered that the spatial characteristics of the area and the buildings character is maintained to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

In terms of residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the enlarged mass of the first floor extension in this situation due to the reasonable separation distances to adjoining property and buildings.

#### Conversion of garage to form habitable accommodation

The loss of the garage is not considered to be a highways concern as the applicants already have an existing driveway which can accommodate two cars and the street is able to accommodate on-street parking. The appearance from the front elevation will only alter slightly with a window as opposed to a garage door.

#### Conversion of roofspace

The roofspace is proposed to be converted within the confines of the original loft. Three new skylights are proposed on the side and rear elevations. No other external alterations are proposed.

#### Impact to neighbours

The main impact will be to the neighbours from No.42 Stambourne Way as a result of the first floor rear side extension. One window is proposed in the flank elevation at first floor level (which can be conditioned to be obscure glazed) and whilst the extension will project an additional 1.1m in depth at ground level and it is not considered overlooking or loss of privacy will result beyond what currently exists at first floor level.

### Summary

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

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03876 and 13/01662 set out in the Planning History section above, excluding exempt information.

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

Having had regard to the above it was considered that the 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.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04   |
| 3 | ACI12<br>ACI12R | Obscure glazing (1 insert) in the first floor flank elevation<br>I12 reason (1 insert) BE1 |
| 4 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01   |



**Application:**14/03876/FULL6

**Address:** 40 Stambourne Way West Wickham BR4 9NF

**Proposal:** Part one/two storey rear extension, conversion of garage to habitable accommodation and to provide habitable accommodation in roofspace



"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 :** 14/03341/FULL1

**Ward:**  
Clock House

**Address :** London Electricity Board Depot  
Churchfields Road Beckenham

**OS Grid Ref:** E: 536055 N: 169023

**Applicant :** Mrs Sarah Ward

**Objections :** YES

**Description of Development:**

Standby Electricity generating plant

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
Flood Zone 3  
London City Airport Safeguarding  
London City Airport Safeguarding  
London City Airport Safeguarding  
London City Airport Safeguarding  
River Centre Line  
Urban Open Space  
Urban Open Space  
Water Link Way

**Proposal**

The application proposes a small scale power generating plant, known as embedded generation, with the principal use of the site to be for the provision of standby electricity. The generating plant will operate through a series of gas fuelled engine generators with a thermal output of less than 50MW and a continuous electrical output of 20MW. Eight gas generators will be contained in their own soundproofed engine cells within a portal framed building.

Electricity will be imported and exported via an underground cable connected to the substation of the local District Network Operator, UK Power Networks and the

gas fuel supply will connect from the local gas distribution network adjacent to the site by underground pipework.

The site boundary will be screened by steel palisade security fencing up to 3m in height.

The plant will be remotely operated by National Grid and UKPR (Ukpower reserve), Solihull; no external illumination is proposed other than when operatives are on site

The application is accompanied by a sound report, ecology statement, archaeology report, emissions report, contaminated land report and flood risk assessment.

The development includes a plant building, to be vertically cladded in dark green (located to the west of the existing sub-station) c 40m x 20m x 10m high (excluding chimneys - just over 12m including chimneys) and to the front of this two further plant enclosures c 10m x 10m x 3m in height, a switch room and transformer compound located to the south of the existing sub-station, measuring (combined) c 17m x 9m x 3m to highest part. Four car parking spaces are proposed near to the access point along with a gas reception kiosk and Armco barrier.

## **Location**

The site is located to the south side of Churchfields Road, at the end of an access road which also serves a refuse transfer station (which lays to the north west of the site). To the north is Churchfields Recreation Ground. To the south-eastern boundary is a railway line and to the south-west are school playing fields. The site itself is not within designated Urban Open Space (UOS) but is adjacent to, and in-between, UOS (school playing fields and the recreation ground). Residential dwellings are situated beyond the railway line. It is within Flood Zone 2/3 and Water Link Way runs up to the site boundary and then diverts away to the west.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. A press advertisement was placed and site notice displayed. Representations were received which can be summarised as follows:

- In 2008 Bromley Council planned to purchase a strip of land along the railway line in order to realign the Waterlink Way cycle link. The application does not appear to include this.
- Concerned about noise during the day and night

## **Comments from Consultees**

In response to consultation, no objections were raised by Network Rail but they recommended that the developer contacts its Asset Protection Kent team prior to any works commencing on site with a view to signing up to an Asset Protection Agreement. This is in order for Network Rail engineers to review the developments design and construction details to help ensure the safety of the operational railway. The full comprehensive response from Network Rail is available to view on file and

is concerned that any proposed development and future maintenance does not adversely affect any railway land or structure. In the event of a planning permission informatives are suggested.

Designing Out Crime comments note that the applicant sets out specific details to incorporate measures that will reduce and prevent criminality but suggest condition 'Secure By Design' be applied in the event of a planning permission.

Environmental Health (EHO) have considered the proposals in detail and, subject to additional information received, EHO comments are satisfied that noise emissions from the development can be adequately controlled by condition.

Policy comments note that, overall, the purpose of the development is to provide security for the borough's energy supplies which will have beneficial effects for home-owners, businesses and essential services. These aims comply with Overarching National Policy Statement for Energy (EN-1) (para. 2.2.20 & 3.3.3).

Highways comments note from the design and access statement that access during construction phase is through a site entrance off Churchfields Road and the contractor and their employees will use the space within the overall site for parking and deliveries will be made through the site entrance. This is satisfactory from a Highways point of view; more details about timings and numbers of delivery lorries bringing in the construction material to the site, duration of construction etc. are required given there is a school, parks and recycling depot nearby. The additional information is required in order to demonstrate that this development will not be detrimental to highway safety and the free flow of traffic. A construction management plan may be appropriate in the event of a planning permission.

Environment Agency comments are not available at the time of writing and will be reported verbally to Committee.

### **Planning Considerations**

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

- BE1 Design of New Development
- L2 Public Rights of Way and Other Recreational Routes
- T7 Cyclists
- T18 Highway Safety
- ER7 Contaminated Land
- NE3 Natural Environment

London Plan

Amend paragraph 7.52 supporting Policy 7.15 REDUCING NOISE AND ENHANCING SOUNDSCAPES

Overarching National Policy Statement for Energy (EN-1)

## **Planning History**

The planning history of the site includes permission reference 92/00337 for the change of use from electricity undertakers depot to electricity undertakers depot and vehicle service repair and MOT testing station. A certificate of Lawfulness was granted, reference 13/01555 for the remediation of contaminated land and removal of waste and contaminated material.

## **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.

There is an existing electricity sub-station in the vicinity and the refuse station is adjacent to the site. The location of the site is therefore not considered inappropriate for this type of development proposal, subject to the protection of neighbouring amenity.

A letter of concern has been received in respect of noise levels. The noise report, and additional information, has been inspected by the Council's Environmental Health Officers and is considered acceptable, subject to conditions.

An additional letter of concern has been received in respect of the Council's intent (2008) to purchase a strip of land along the railway line in order to realign the Waterlink Way cycle link and that the application does not appear to include reference to this. Policy L2 advises '...where appropriate additional routes to create links to Access Land, between open spaces will be sought through the use of conditions...'. Detailed appraisal of a potential link has not been undertaken although the applicants have been alerted to the need to explore the potential for the cycle link. The agents have advised that there are a series of security and safety implications that would cause difficulties in where the cycle path can be located and how this would work; it seems evident from the site visit that a link to the rear of the site is not feasible due to the physical constraints of the railway line and sub-station. There may however be some potential to explore a link along the southwest section of the site and any additional information in this respect will be reported verbally to Committee; if appropriate, the agents have indicated for this to be explored by way of a planning condition. It is noted that this section appears to be within the blue line of the planning application but outside of the red line application site.

The submitted contaminated land report suggests the likelihood of ground contamination to be moderate and recommends an environmental report and intrusive site investigation to assess the potential contamination status of the site. A soil survey - contaminated land condition is suggested in the event of a planning permission.

The accompanying ecological statement recommends a general habitat survey; in the event of a planning permission relevant conditions are suggested.

It is considered that the aims of the proposal comply with Overarching National Policy Statement for Energy. On balance, given the findings from the noise assessment and that the visual impacts arising from the proposal are not considered inappropriate in its context, subject to Environment Agency comments 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 24.10.2014 01.12.2014 02.12.2014 05.12.2014

### **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     ACK01        Compliance with submitted plan  
      ACK09R      K09 reason
- 4     ACK01        Compliance with submitted plan  
      ACC01R      Reason C01
- 5     The combined noise rating level from all fixed plant at the application site shall not exceed 35dB LAeq(1 hour) at any time when measured at any noise sensitive receptor. The rating level shall be comprised of the LAeq(1 hour) specific noise level at the receptor in addition to any penalties for noise character that could reasonably be applied using the methodology of BS4142:2014.

**Reason:** In the interest of neighbouring amenity and to comply with Policy BE1 of Bromley's Unitary Development Plan.

- 6     Demolition works shall not begin until a dust management plan for protecting nearby residents and commercial occupiers from dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The development shall not be carried out other than in accordance with the approved dust management plan.

**Reason:** In the interest of neighbouring amenity and to comply with Policy BE1 of Bromley's Unitary Development Plan

- 7     Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site (identifying efficiency and sustainability measures to be undertaken during construction of the development) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan

or any approved amendments as may be agreed in writing by the Local Planning Authority.

**Reason:** In the interest of neighbouring amenity and Highway Safety and to comply with Policy BE1 and Policy T18 of Bromley's Unitary Development Plan

8 No part of the development hereby permitted shall be commenced prior to a general habitat survey and any associated remedial strategy, which should include nesting birds, roosting bats, invertebrates and breeding reptiles, plant species, breeding otters and water vole, spawning fish and crayfish), being submitted to and approved in writing by or on behalf of the Local Planning Authority.

**Reason:** In order to avoid damage to and/or loss of wildlife features and to comply with Policy NE3 of Bromley's Unitary Development Plan.

9 No part of the development hereby permitted shall be commenced prior to the submission of details in respect of Waterlink Way, which should include details as to how the link can be made across the land identified red/blue as submitted as part of this application, from the playing fields to the recreation ground, and once approved in writing, be implemented in accordance with these details and permanently maintained as such.

**Reason:** In order to seek improvements to existing routes and to comply with Policy L2 of the adopted Unitary Development Plan.

#### INFORMATIVE(S)

1 The Developer is advised to contact Network Rail Asset Protection Kent team at [AssetProtectionkent@networkrail.co.uk](mailto:AssetProtectionkent@networkrail.co.uk) prior to any works commencing on site.

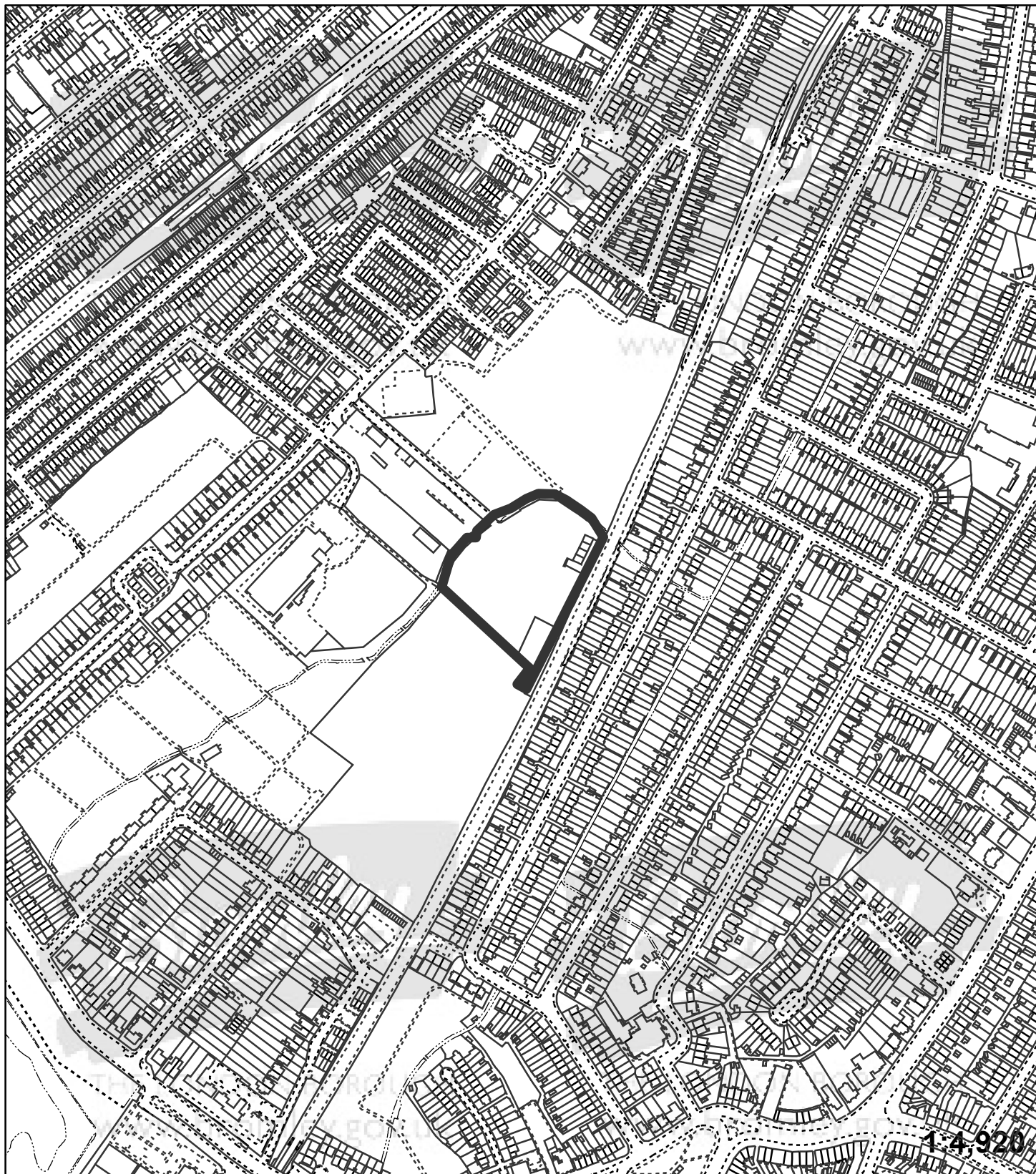
2 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution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



**Application:**14/03341/FULL1

**Address:** London Electricity Board Depot Churchfields Road  
Beckenham

**Proposal:** Standby Electricity generating plant



"This plan is provided to identify the location of the site and  
page 21  
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 :** 14/03384/FULL1

**Ward:**  
Copers Cope

**Address :** 83 Copers Cope Road Beckenham BR3  
1NR

**OS Grid Ref:** E: 536762 N: 170611

**Applicant :** Mr Matthew Arnold

**Objections :** YES

### **Description of Development:**

Demolition of existing buildings and erection of 8 five bedroom houses with associated works relating to a private road, parking, and landscaping

Key designations:

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

### **Proposal**

Planning permission is sought for the demolition of the existing buildings and the erection of 8 five bedroom houses with associated works relating to a private road, parking, and landscaping.

This comprises four rows of detached and linked detached dwellings with car parking spaces which creates two home zone areas with dwellings facing each other to the front elevations and at the rear. The dwellings will be three storey with the third storey contained within the roof space. The detached dwellings will be located centrally within the site with the linked detached dwellings located to the north and south of the site.

The design of the houses is traditional in format with stucco rendered bay windows, pitched slate roofs, London stock bricks and sliding sash windows. Other detail includes traditional corniced eaves, stone cills, soldier course lintels and chimneys, recessed front doors with clerestory lights over, lead clad dormer windows. Small front gardens laid to lawn with hedged sections.

Parking is provided with 14 on-site parking spaces and 7 garages. This equates to a provision of three spaces for five of the houses and two spaces for three of the

houses. A separate garage block is provided to the east of the site for three of the garage spaces. Access is provided using the existing accessway between No's 81 and 85 Copers Cope Road. A vehicle passing place is provided within the site. Bin store enclosures are provided for each house within their own curtilage.

## **Location**

The site is located at 83 Copers Cope Road and comprises a backland area of 0.29ha size at the rear of properties between No's 81 and 89 Copers Cope Road. The site is accessed via a narrow private road off Copers Cope Road between Nos. 81 and 85 and is bounded by residential development to the north, east and south. A railway line runs along the western boundary. New Beckenham Station is situated approximately 100 metres directly to the south west. A significant residential development known as Century Way is located directly to the north of the application site, which was originally granted Outline planning permission for 39 residential units in 2005.

The site currently comprises seventeen, low rise business / industrial units comprising 2,127 m<sup>2</sup> (GIA), with floorspace areas ranging from 44m<sup>2</sup> (GIA) to 272m<sup>2</sup> (GIA) with 17 car parking spaces. Occupiers are considered to fall within Use Classes B1, B8 or Sui Generis. The majority of the existing buildings run north / south along the boundary with the railway line, although some other units back on to residential properties.

## **Comments from Local Residents**

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

### Comments in objection

- In respect of the change of use concerns were highlighted that the buildings could be a creative hub for small businesses but have been deliberately run down without effort to maintain or market the units. Change of use will irreparably remove employment opportunities.
- The plot is not suitable for the density and size of houses.
- Houses are higher than immediate neighbour house at 2 Grangewood Lane and will cause loss of amenity in respect of rights of light and overlooking causing loss of privacy
- Access road is unsuitable for residential use.
- The access road is only big enough for one car at a time with no room for pedestrians.
- Concerns regarding lighting on access road.
- Proximity of fir trees to garages on site.

### Comments in Support

- Support has been indicated for the removal of the existing buildings subject to no use of Grangewood Lane being made for access of services in respect of sewerage, water, gas, electricity etc)

- Residential development is preferable to commercial use.
- Sensitive redevelopment seems preferable to steady decay
- Layout and building design are well considered and sensitively arranged.
- The area is residential in character with demand for housing. As such the proposal respects local character and makes sensible provision for parking.
- Family sized houses are rare and these are welcomed.
- Developer has been supportive and listened to local residents views during the scheme preparation.
- Planning conditions should be attached to ensure construction phase has minimum disruption, boundary arrangements are adhered to and the developer will continue constructive dialogue from the developer thus far.

The Copers Cope Residents Association have commented that they have no particular objection so long as the Council can satisfy itself the economic vitality of Beckenham is not effected, the current use is not commercially viable and its refurbishment is not economically viable. The Association also highlighted the concerns raised to them from neighbours and asked that these are taken into account in the Council's assessment.

Letters are available to Members upon request.

### **Comments from Consultees**

Environmental Health: I have looked at this application and visited the area and would have no objections in principle to permission being granted. I am aware of the phase 1 Contamination Report which has been submitted and concur with the recommendations.

Planning Policy: Having looked at the marketing reports from both Acorn and Baxter Phillips that accompany the new planning application it would appear that Policy EMP5 has been addressed in a sufficient manner.

Technical Highways Engineer: I refer to the additional information supplied by the applicant on 23 October 2014. No objection in principle to the proposal.

### **Planning Considerations**

- BE1 Design of New Development
- BE13 Development adjacent to a Conservation Area
- EMP5 Development Outside Business Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- ER10 Light pollution
- T3 Parking
- T7 Cyclists
- T18 Road Safety

SPG No.1 - General Design Principles

## SPG No.2 - Residential Design Guidance

### London Plan (July 2011)

- 3.3 Increasing Housing Supply.
- 3.4 Optimising Housing Potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

### London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

#### **Planning History**

A pre-application (ref. PREAPP/13/00423) for the proposed demolition of existing buildings and erection of 8 new dwellings with associated car parking and landscaping was considered by the Council. A response was sent on 6/12/2013.

Other relevant planning history also relates to a significant residential development located directly to the north of the application site, which was originally granted Outline planning permission for 39 residential units in 2005 (ref. 05/04534), with reserved matters being granted in 2011 (ref. 11/00994). This scheme has now been completed and is known as Century Way.

## Conclusions

The main issues to be considered in respect of this application are:

- Principle of Development
- Design
- Standard of Residential Accommodation
- Highways and Traffic Issues
- Impact on Adjoining Properties
- Sustainability and Energy
- Ecology and Landscaping

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.

### Principle of Development

Policy EMP5 of the UDP states that the redevelopment of business sites or premises outside of the Designated Business Areas will be permitted provided that the size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8 use and full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.

In response and to address the Policy requirements the applicant has submitted the following documents in support of the change of use of the site.

1. A commentary on the 'market demand' for the Site in terms of its existing and potentially refurbished condition, an assessment of surrounding employment sites (Location, size, year built, comment on quality), justification that the price and associated terms are commensurate with market values based on evidence from recent or similar transactions and deals.
2. Marketing evidence comprising of on-site marketing signage advertising, a marketing brochure, on-line marketing and press marketing (e.g. estates gazette).
3. Tenancy Schedule including current number of full time employees and status of rent.
4. A Dilapidation Report that assesses the existing condition of buildings and costs associated with refurbishment and likely rents.
5. A Viability Assessment (submitted under separate cover due to sensitive commercial and confidential information).

6. A covering email outlining enquiries received to the applicants commercial agent for marketing since the submission of the planning application to the Council. Four enquiries were received with three being from residential developers.

The documents individually conclude that the cost of refurbishing the site against demand for such business units in the locality is not economically viable. Officers have reviewed the documents and concur with the findings. As such It is considered that the above documents clearly demonstrate that there are no strong economic reasons why the existing employment uses should be retained and alternative uses for the site should be sought.

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) and excludes gardens from the definition of previously developed land.

Policy 3.4 Optimising housing potential of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.

Policy H7 of the UDP sets out criteria to assess whether new housing developments are appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

The site is located adjacent to residential land to the east and north. In this location the Council will consider residential infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of the new dwelling units on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the



surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

### Density

The density of the proposal would be 28 units per hectare (u/ha). Table 3.2 of the London Plan sets out the appropriate density range for a site with a PTAL of 2 in a suburban area as 35-65 u/ha. The density of the proposal is marginally below that guided by this measure and is therefore considered to be acceptable.

### Design, Siting and Layout

Policy 3.4 of the London Plan 2011 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

Policy H9 requires that new residential development for a proposal of two or more storeys in height a minimum of 1m side space from the side boundary is maintained. The spacing between the properties achieves this requirement at units 3, 4, 5 and 6 in the central part of the site and at a greater distance at the dwellings to the south and north boundaries by way of the linked garages allowing wider glimpsed views between dwellings.

The rear elevations of the central houses will face directly at a distance of 15m between habitable room windows. Concerns have been raised regarding levels of privacy that future occupiers may enjoy. The Mayor's Housing SPG highlight at Standard 5.1.1 that design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces." The supporting text states "In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 - 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). These can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density." With regard to this advice it is considered that the spacing between the rear elevations is acceptable in this case in terms of layout.

The design of the dwellings as detailed above is traditional in format, and reminiscent of properties to the north recently built at Century Way. The mass and scale is also proportional and reflective of the architectural typology of older properties on Copers Cope Road. As such it is considered that the proposal represents a high quality design that will make a positive contribution to the streetscene provided that it is suitably detailed. To ensure this, conditions are recommended to secure the materials shown on the submitted elevation plans and requiring details and samples (including on site brick panels as necessary) of facing materials to be submitted and approved by the Local Planning Authority.

### Residential Amenity

#### Standard of Residential Accommodation

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The floor space size of the four houses to the north and south boundaries are 179m<sup>2</sup> and the central block of four houses is 167m<sup>2</sup>. Table 3.3 of the London Plan requires a Gross Internal Area of 119m<sup>2</sup> for a 5 bedroom 6 person dwelling house. On this basis the floorspace provision is considered acceptable.

The shape, room size and layout of the rooms in the proposed building is considered satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use. All habitable rooms would have satisfactory levels of light and outlook.

The applicant has provided an annotated floorplan which confirms that the proposed units would meet Lifetime Homes. A condition is recommended to secure this.

Policy BE1 requires that adequate private or communal amenity spaces are provided to serve the needs of the particular occupants. While the depth of the rear garden may not be considered to be extensive, on balance it is considered that with the widths indicated and indicative layout illustrated, the proposed amenity of each house is acceptable for a family dwellinghouse in this regard.

Overall it is considered that the proposed development has been sensitively designed to respond to the constraints of the site and would provide a good standard of accommodation for future occupiers.

#### Car parking

Car parking spaces have been provided for each dwelling as detailed above. The Council's Highways Officer has advised that they are satisfied with the provision indicated.

### Cycle parking

Cycle parking is generally required to be 1:1 for residential development. The applicant has not provided details of a location for lockable cycle storage for the housing units. Further details can be conditioned in this regard.

### Access Way and Estate Road

The existing vehicular accessway to the site will be utilised to provide access to the dwellings. No increase in width is possible due to the boundary constraints with properties at Nos. 81 and 85 Copers Cope Road respectively. Concerns have been raised regarding the use of the accessway for access to residential properties in terms of safety for pedestrians and vehicular users. A passing place has been provided to address this issue at the gateway to the main area of the site to avoid vehicle conflicts. The accessway is also considered to be of sufficient width to ensure that the shared surface is safe for pedestrian users. The Council's Highway Officer has not raised any objections in this regard.

### Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage for each of the units within the curtilage. The location point is considered acceptable. A swept path analysis has also been submitted that details that a Council refuse truck can enter and exit the site in a forward gear. Further details can be conditioned regarding the design of a containment structure with any recommendation for approval.

### Impact on Adjoining Properties

In terms of outlook, the fenestration arrangement will provide front, rear and flank outlook for each unit overlooking amenity space or overlooking the street.

In terms of privacy, concerns were raised by an adjacent property at No 2 Grangewood Lane in terms of overlooking and loss of privacy. Officers have visited this address and viewed the concerns raised. The distance between No 2 Grangewood Lane and the proposed dwelling at unit No. 2 is circa 24m, which exceeds the minimum distance referred to within the Mayor's guidance. Furthermore, the dwellings are oblique to one another, rather than directly opposite. On this basis while the concerns are noted and taken account of and it is acknowledged that there will be some loss of privacy to No 2 it is not considered that this is sufficient to warrant withholding planning permission. Officers consider the outlook from windows to maintain a suitable level of privacy to existing neighbouring property.

Windows in the side elevations of Units 2,4,6 and 8 have also been obscure glazed and fixed shut to maintain levels of privacy to properties to the east following concerns raised by neighbours during the application consultations.

### Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

The applicant has not submitted a Sustainable Homes pre-assessment document in respect of the above policies. However, a number of criteria to achieve a sustainable development are listed in the Design and Access Statement which outlines that it will be possible for the development to meet a suitable Code Level. A condition is recommended with any approval to ensure that the development achieves this.

### Ecology and Landscaping

The site is at present occupied by commercial units. The surface has been identified as having a moderate risk for potential of ground contamination. An indicative landscaping layout has been submitted as shown on the proposed site plan drawing that details the areas given over to garden for external amenity for future occupiers. Individual gardens are provided for each dwelling and these would provide opportunities for landscaping and greening of the site. These would be enclosed by a boundary structure individually and surrounding the site. Notwithstanding, the details shown on this plan, should permission be forthcoming, details of land contamination measures, full details of hard and soft landscaping and boundary treatment could be sought by condition.

### Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

#### Summary

It is considered that the proposal would bring forward additional much needed dwellings by intensifying the use of a currently underutilised brownfield site. The development would have a high quality design and would not have an unacceptable impact on the amenity of neighbouring occupiers, subject to suitable conditions. It is considered that the density and tenure of the proposed housing is acceptable and that the standard of the accommodation that will be created will be good. The proposal would not have an adverse impact on the local road network or local parking conditions. The proposal would be constructed in a sustainable manner and would achieve good levels of energy efficiency. It is therefore recommended that planning permission is granted subject to the imposition of suitable conditions.

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 22/10/2014.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACK01      Compliance with submitted plan  
ACK05R      K05 reason
- 3      ACA04      Landscaping Scheme - full app no details  
ACA04R      Reason A04
- 4      ACA07      Boundary enclosure - no detail submitted  
ACA07R      Reason A07
- 5      ACC08      Satisfactory materials (all surfaces)  
ACC08R      Reason C08
- 6      Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of 1:20 or less showing bay windows, corniced eaves, stone cills, soldier course lintels and chimneys, recessed front doors with clerestory lights over, lead clad dormer windows have been submitted to and approved in writing by the local planning authority.

(ii) The development shall be carried out in accordance with the approved details.

**Reason:** In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policies BE1 and H7 in the Unitary Development Plan.

- 7      ACK09      Soil survey - contaminated land  
ACK09R      K09 reason
- 8      (a) The buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.  
(b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).  
(c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

**Reason:** To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011).

- 9      No development shall commence on site until the following information has been submitted to and approved in writing by the local planning authority:  
(a) A full site survey showing: the datum used to calibrate the site levels along all site boundaries, levels across the site at regular intervals, floor levels of adjoining buildings, full details of the proposed finished floor levels of all buildings and hard surfaces.

(b) The development shall be carried out only in accordance with the approved details.

**Reason:** To ensure that the local planning authority may be satisfied as to the detailed external appearance of the development in relation to its surroundings and to comply with Policies BE1 and H7 in the Unitary Development Plan.

10 ACD02 Surface water drainage - no det. submitt

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan (2011).

11 ACH04 Size of parking bays/garages

ACH04R Reason H04

12 ACH16 Hardstanding for wash-down facilities

ACH16R Reason H16

13 ACH18 Refuse storage - no details submitted

ACH18R Reason H18

14 ACH22 Bicycle Parking

ACH22R Reason H22

15 ACH29 Construction Management Plan

ACH29R Reason H29

16 ACH32 Highway Drainage

ADH32R Reason H32

17 (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.

(b) Any such external lighting as approved under part (i) shall be installed in accordance with BS 5489-1:2003 and the approved drawings and such directional hoods shall be retained permanently.

(c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

**Reason:** In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with Policy ER10 in the Unitary Development Plan.

18 Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external elevations of the buildings.

**Reason:** It is considered that such plumbing or pipes would seriously detract from the appearance of the buildings and to comply with Policies BE1 and H7 in the Unitary Development Plan.

19 ACI02 Rest of "pd" Rights - Class A, B,C and E

**Reason:** In order that and in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policies BE1 and H7 in the Unitary Development Plan.

- 20 Before the development hereby permitted is first occupied, the proposed window(s) windows to the first and second floor east facing flank walls of Units 2,4,6 and 8 shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
ACI12R I12 reason (1 insert) BE1 and H7

#### INFORMATIVE(S)

- 1 The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at [www.bromley.gov.uk](http://www.bromley.gov.uk)
- 3 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)).

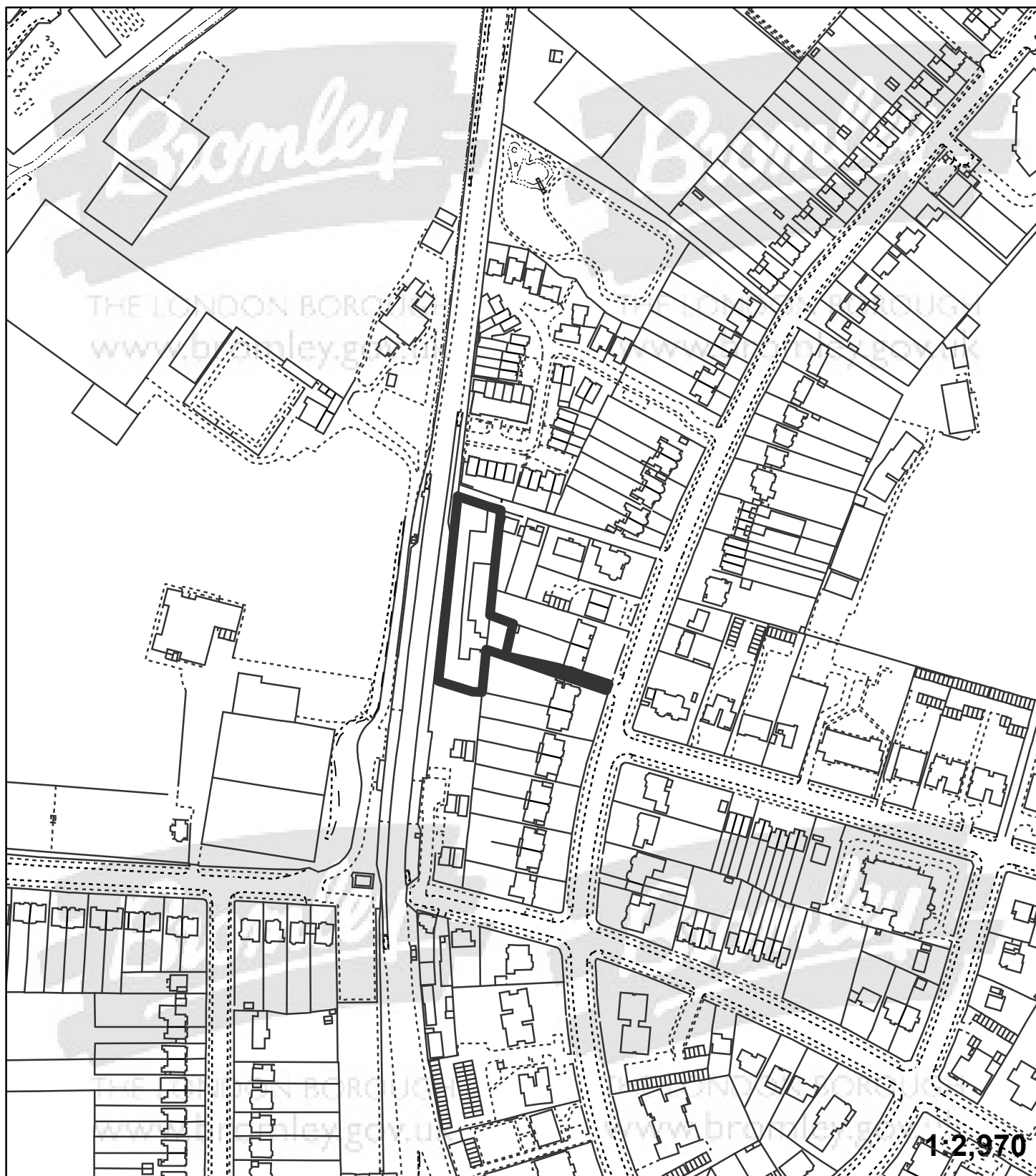
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

**Application:** 14/03384/FULL1

**Address:** 83 Copers Cope Road Beckenham BR3 1NR

**Proposal:** Demolition of existing buildings and erection of 8 five bedroom houses with associated works relating to a private road, parking, and 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"



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

**Application No :** 14/04163/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 54 Lansdowne Avenue Orpington BR6  
8JU

**OS Grid Ref:** E: 543804 N: 166185

**Applicant :** Mr & Mrs Whitby

**Objections :** NO

### **Description of Development:**

Part one/two storey side, single storey rear and first floor front extensions

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
Flood Zone 2  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation

### **Proposal**

- The proposal is for a one/two storey side extension with a single storey rear and first floor front extension.
- The proposed two storey side extension will utilise the area to the side of the building and will retain no side space to the southern flank boundary. The two storey side extension is 3.9m in width and 8.9m in length.
- The extension will also host a two storey gabled projection to the centre of the front elevation projecting by 1.4m facilitating an extension to the upstairs bedroom 3 and downstairs hallway.
- A single storey rear extension is also proposed projecting 2.2m from the rear elevation and 8.4m in width. The extension is sited towards to the south of the rear elevation away from the adjacent property 52 Lansdowne Avenue.
- The extension will be constructed beneath a duo pitched interlocking tiled roof with a pitched roof to the single storey rear extension. The proposed window design is as so far as practical matching to the existing dwelling.

### **Location**

The site is located to the far northern end of Lansdowne Avenue, close to the entrance of Bramley Close. The site currently hosts a large detached property set

back from the main highway with off street parking capabilities for two cars to park off street facilitated by an area of hard standing to the front elevation. The topography of the land is predominantly flat.

Properties along Lansdowne Avenue are varying in designs due to a multitude of extensions within the wider streetscene; the neighbouring property number 52 has a two storey gable frontage similar to that proposed within this application. Immediately adjacent to the site lies the entrance way to a pumping station and as such the separation distance to the northern boundary between the host property and the flank southern elevation of number 47 Lansdowne Avenue is approximately 5.7m

### **Comments from Local Residents**

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

### **Comments from Consultees**

One comment was received from the Highways Officer who raised no objections subject to conditions.

### **Planning Considerations**

H9 Side Space  
BE1 Design of New Development  
T3 Parking

The following Council adopted SPG guidance is also a consideration:

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

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

### **Planning History**

There is no planning history with regards to this site.

### **Conclusions**

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

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of

the flank wall of the building. Although there is no space retained between the southern elevation and the boundary the neighbouring dwelling is in excess of 5 metres from the elevation with a large pathway leading to a pumping station filling the space between. The development would not cause any possible terracing due to the separation distances between the dwellings and the proposed development would not cause a cramped appearance within the wider streetscene. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members could find the two storey side extension acceptable.

The two storey front gable extension projects forward from the dwelling by 1.4 metres and does not encroach beyond the established front building line with the adjacent property at number 47. There is evidence of other two storey gable extensions within the wider street scene and as such this design element and extension is found to be acceptable. Members may consider the development to the front elevation does not have an unacceptable impact upon the wider street nor host dwelling.

The single storey rear extension is proposed to be built up to the southern boundary and away from the common side boundary with number 47. The single storey extension has a design considered harmonious with the dwelling and has no unacceptable impact upon neighbouring residential amenity. Members could consider that the minor single storey rear extension has no negative impact upon the surrounding residential properties nor the host dwelling.

Although there is a loss of one parking space due to the development there have been no objections raised by highways due to the nature of the development. A condition has been added in the case permission is granted for full details of car parking and turning space should be completed in line with the submitted plans and also the removal of all permitted development rights concerning the garage and surrounding land. Member may find the onsite parking acceptable.

Having had regard to the above, Members may consider 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.

**RECOMMENDATION: PERMISSION**

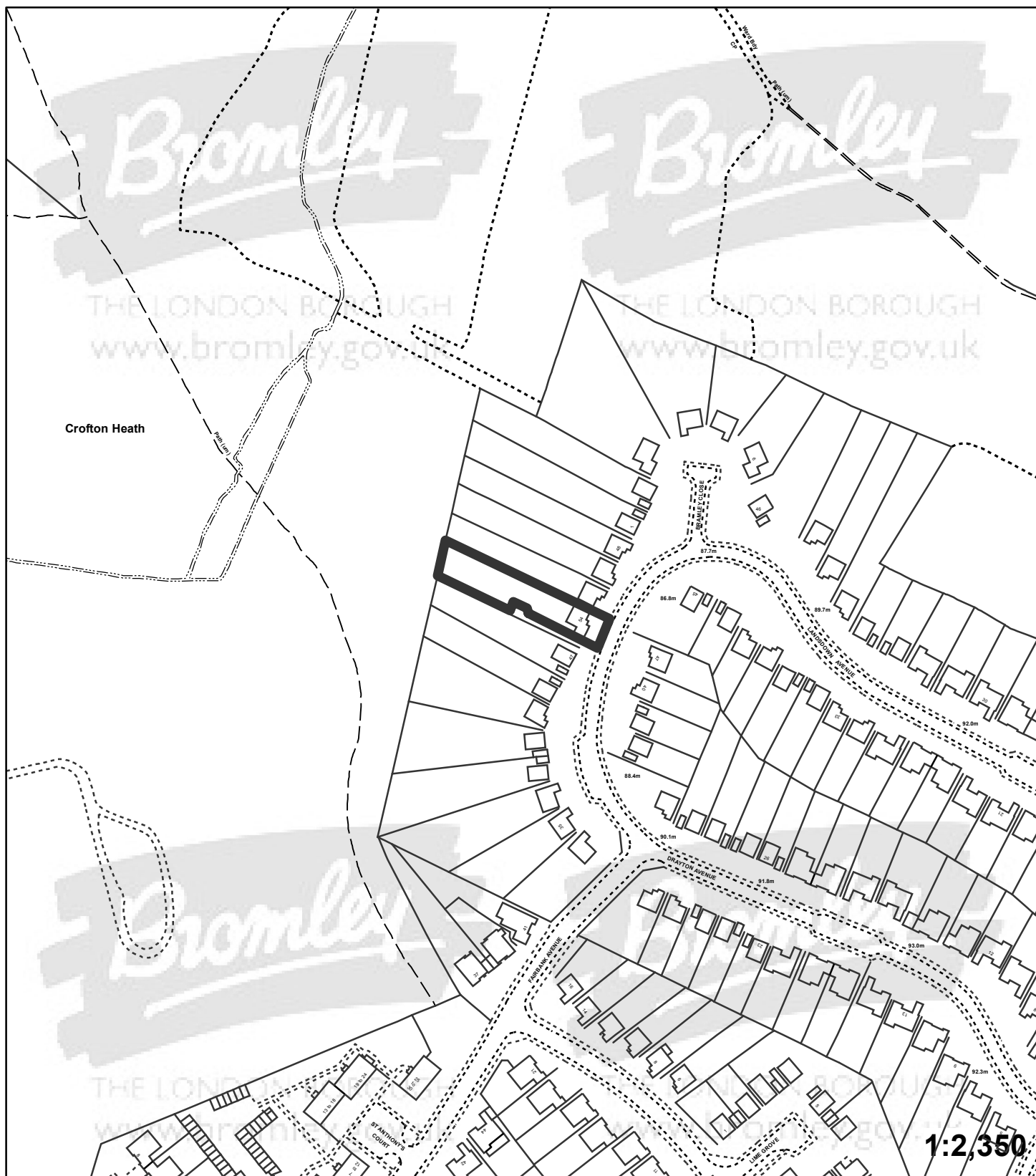
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 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:** 14/04163/FULL6

**Address:** 54 Lansdowne Avenue Orpington BR6 8JU

**Proposal:** Part one/two storey side, single storey rear and first floor 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"

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

**Application No :** 14/04401/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 29 Rolleston Avenue Petts Wood  
Orpington BR5 1AJ

**OS Grid Ref:** E: 543812 N: 167129

**Applicant :** Mr And Mrs K Cole

**Objections :** YES

### **Description of Development:**

Single storey rear extension and roof alterations comprising gable end/rear dormer extension and front rooflights

Key designations:

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

### **Proposal**

It is proposed to demolish an existing conservatory, and construct a 3.5m deep single storey rear extension, along with roof extensions comprising a partly hipped side gable extension, a rear dormer, front rooflights and a first floor flank window.

### **Location**

This semi-detached bungalow is located on the eastern side of Rolleston Avenue, and currently has a covered area to the side which leads into a conservatory to the rear. Similar semi-detached bungalows are located to the north and south of the site, and the road as a whole contains a mix of housing types.

### **Comments from Local Residents**

Letters of objection have been received from neighbouring properties, the main points of which are summarised as follows:

- roof extensions would be detrimental to the symmetrical appearance of the semi-detached bungalows
- overlooking of rear garden of No.31
- overdevelopment of the property.

This application has been called into committee by a Ward Councillor.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions

## **Planning History**

An application was submitted earlier this year under ref.14/02986 for a similar rear extension but with slightly larger roof extensions, although it was withdrawn prior to determination.

## **Conclusions**

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

The proposed single storey rear extension would project 3.5m to the rear and would be set back 0.5m from the flank boundary with the adjoining semi at No.31. The extension would be located to the north of No.31, and the proposals are not considered to result in undue loss of light or outlook to the adjoining residents.

The proposed roof extensions include a partly hipped side gable extension which would affect the symmetrical appearance of this pair of semi-detached bungalows as the roof of the adjoining bungalow has not been extended. However, the partly hipped roof design would help to reduce the overall bulk of the extension within the street scene, and furthermore, the volume of the roof extensions appears to fall just below the maximum 50 cubic metres allowed by the General Permitted Development Order, and this aspect of the proposals is therefore unlikely to require planning permission.

In view of the fact that the roof extensions may well be "permitted development", and that the partly hipped design of the roof would appear subservient within the street scene, the proposals are not considered to significantly unbalance the pair nor have a seriously detrimental impact on the character and spatial standards of the surrounding area.

With regard to the impact on residential amenity, the rear dormer would not cause undue overlooking of neighbouring properties, and the first floor flank window facing No.27 can be conditioned to be obscure glazed in order to prevent overlooking of the adjacent property.

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     ACC07       Materials as set out in application  
      ACC07R     Reason C07
- 3     ACI12       Obscure glazing (1 insert)    at first floor level in the northern  
      flank elevation  
      ACI12R     I12 reason (1 insert)   BE1
- 4     ACK01       Compliance with submitted plan  
      ACK05R     K05 reason

**Application:**14/04401/FULL6

**Address:** 29 Rolleston Avenue Petts Wood Orpington BR5 1AJ

**Proposal:** Single storey rear extension and roof alterations comprising gable end/rear dormer extension and front rooflights



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