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DATE: 9 December 2014

To: Members of the
PLANS SUB-COMMITTEE NO. 3

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Teresa Ball, Nicholas Bennett J.P., Kevin Brooks, Lydia Buttinger,
Ellie Harmer, Charles Joel and Alexa Michael

A meeting of the Plans Sub-Committee No. 3 will be held at Bromley Civic Centre on
THURSDAY 18 DECEMBER 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
<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 23 OCTOBER 2014**
(Pages 1 - 16)
- 4 PLANNING APPLICATIONS**

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

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

SECTION 2 (Applications meriting special consideration)

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4.1	Cray Valley West	17 - 22	(14/00820/OUT) - Grays Farm Production Village, Grays Farm Road, Orpington.
4.2	Orpington	23 - 26	(14/02763/FULL6) - 90 Spur Road, Orpington.
4.3	Bromley Common and Keston	27 - 32	(14/03554/FULL1) - Elmfield Lodge, Rookery Lane, Bromley.
4.4	Orpington	33 - 36	(14/03814/FULL6) - 74 Avalon Road, Orpington.
4.5	Shortlands	37 - 42	(14/04076/FULL6) - 90 Malmains Way, Beckenham.
4.6	Petts Wood and Knoll	43 - 50	(14/04294/FULL6) - 6 Great Thrift, Petts Wood.
4.7	Bromley Town Conservation Area	51 - 56	(14/04315/FULL1) - 4-5 Market Square, Bromley.

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

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4.8	Bickley	57 - 64	(14/01570/PLUD) - 11 Mavelstone Close, Bromley.
4.9	Darwin	65 - 68	(14/03037/FULL6) - 129 Cudham Lane North, Orpington.
4.10	Bromley Town	69 - 72	(14/03278/FULL1) - Blyth Wood Park, 20 Blyth Road, Bromley.
4.11	Biggin Hill	73 - 78	(14/03338/FULL2) - 16-18 Rosehill Road, Biggin Hill.
4.12	Bromley Town	79 - 84	(14/03400/FULL1) - Blyth Wood Park, 20 Blyth Road, Bromley.
4.13	Bromley Common and Keston	85 - 90	(14/03540/FULL6) - 51 Lakes Road, Keston.
4.14	West Wickham	91 - 96	(14/03700/FULL6) - 294 Pickhurst Rise, West Wickham.
4.15	Petts Wood and Knoll Conservation Area	97 - 102	(14/03822/FULL1) - 7A Station Square, Petts Wood.
4.16	Penge and Cator	103 - 108	(14/03865/MATAMD) - 14 Anerley Station Road, Penge.
4.17	Bickley	109 - 120	(14/04097/FULL1) - Holly Rigg, Woodlands Road, Bickley.
4.18	Chislehurst	121 - 126	(14/04167/FULL3) - 1-3 White Horse Hill, Chislehurst.

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

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

5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page No.	Application Number and Address
5.1	Darwin	127 - 128	(DRR14/112) - Land at Keston Court Farm, Blackness Lane, Keston.
5.2	Chelsfield and Pratts Bottom	129 - 132	(DRR14/113) - 29 Waring Drive, Orpington.

6 TREE PRESERVATION ORDERS

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

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 23 October 2014

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Teresa Ball, Kevin Brooks, Simon Fawthrop,
Charles Joel, Alexa Michael and Richard Scoates

Also Present:

Councillors Ian Dunn, Peter Fortune, Catherine Rideout,
Pauline Tunncliffe and Michael Turner

14 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Nicholas Bennett JP and Ellie Harmer. Councillors Simon Fawthrop and Richard Scoates attended as their alternates respectively.

An apology for absence was also received from Councillor Lydia Buttinger.

15 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

16 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 AUGUST 2014

RESOLVED that the Minutes of the meeting held on 28 August 2014 be confirmed and signed as a correct record.

17 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

17.1 BROMLEY COMMON AND KESTON

(14/03021/FULL1) - Keston CE Primary School, Lakes Road, Keston.

Description of application – Construction of a single storey Early Years Foundation Stage classroom extension with enclosed play area and external canopy to the south east side of the existing school building, additional car parking, bin store and associated external works.

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 together with two late letters of support. 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 four further conditions to read:-

“20. The number of children attending the school shall not exceed 256 pupils at any one time

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.

21. The number of classes at the school shall not exceed a maximum of eight.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.

22. Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

REASON: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to prevent intensification of the site and to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.”

**17.2
BICKLEY**

**(14/03285/RECON) - Scotts Park Primary School,
Orchard Road, Bromley.**

Description of application – Variation of condition 8 of permission 13/01900/FULL1 granted for erection of a single storey temporary classroom building to retain classroom until October 17th 2016.

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

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

SECTION 2

(Applications meriting special consideration)

**17.3
CLOCK HOUSE**

**(13/04190/FULL1) - Phoenix House, 244 Croydon
Road, Beckenham.**

Description of application – Demolition of existing building and erection of 6 x three bedroom and 2 x five bedroom dwellings.

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

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

1. The proposed development by reason of the number of units on a restricted plot with lack of amenity space, would be an overdevelopment of the site. The proposal is therefore contrary to Policy H7 of the Unitary Development Plan.

**17.4
FARNBOROUGH AND
CROFTON**

**(14/01868/FULL1) - Salcombe, Farnborough
Common, Orpington.**

Description of application - Demolition of existing buildings at Salcombe and Well Close House and erection of detached part two/three storey building comprising 5 two bedroom and 4 one bedroom flats with front and rear balconies, 9 car parking spaces, refuse store and landscaping.

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

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

1. The proposed development would be by reason of its

size and siting, constitute an overdevelopment of the site, out of character with the locality and contrary to Policy H7 and BE1 of the Unitary Development Plan.
2. The proposed development would be detrimental to the residential amenities of the neighbouring properties and would give rise to an unacceptable degree of overlooking and loss of privacy to the occupiers of these neighbouring properties thus contrary to Policy BE1 of the Unitary Development Plan.

**17.5
HAYES AND CONEY HALL**

(14/01873/FULL1) - Isard House, Glebe House Drive, Hayes.

Description of application – Demolition of existing care home and erection of 21 dwellings to provide 2 x one bedroom flats, 10 x two bedroom flats, 6 x three bedroom houses and 3 x four bedroom houses with a total of 37 car parking space, provision for refuse/recycling and cycle parking and associated landscaping

Oral representations from Ward Member, Councillor Peter Fortune, were received at the meeting. It was noted that on Page 61 of the Chief Planner's report, the first sentence of the first bullet point should be amended to read, "The reduction in width of the house proposed for Plot 7 from 9 metres to 7 metres etc." 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, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** relating to affordable housing, health and education, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**17.6
BICKLEY**

(14/02128/FULL1) - Little Moor, Chislehurst Road, Chislehurst.

Description of application – Demolition of existing building and erection of part two/three/four storey building comprising 5 three bedroom and 4 two bedroom flats with 20 basement car parking spaces and cycle store.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting. In her view the application was an over

development that would have a detrimental impact on the street scene and lacked parking and she commented that the planning report had not taken into account the detrimental affect the proposed development would have on the residents in St Nicholas Lane.

The principle of development had been established for eight flats. In Councillors Fawthrop and Scoates' opinions the proposed was an over development and differed little from the previously refused scheme.

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

1. The proposal would constitute an overdevelopment of the site by reason of the height and bulk of the building, harmful to the character of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**17.7
HAYES AND CONEY HALL**

(14/02190/FULL1) - Park House Rugby Football Club, Barnet Wood Road, Hayes.

Description of application - Single storey side and rear extensions.

A replacement planning report had been issued on 23 October 2014 as the report published in the agenda was incomplete.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the replacement report.

**17.8
CHISLEHURST**

(14/02447/FULL1) - 51-53 High Street, Chislehurst.

Description of application – Part one/two storey rear extension (enlargement of rear extension permitted under reference14/00468 to incorporate first floor element) RETROSPECTIVE APPLICATION.

Oral representations in support of the application were received at the meeting. It was reported that one late letter of support had been received.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** subject to the following conditions:-

“1. The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.

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

2. The use of the development including terrace shall operate only between the hours of 09:00 - 17:30 on Monday to Saturday and 09:00 - 17:30 on every third Sunday on market day

REASON: In order to comply with Policies BE1 and S9 of the Unitary Development Plan and in the interest of the amenities of the area.

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

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

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

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

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

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

**17.9
HAYES AND CONEY HALL**

(14/02529/FULL1) - 85 Baston Road, Hayes.

Description of application – Conversion of existing dwelling into four self-contained flats with associated elevational alterations and balcony screening; provision of associated parking and refuse facility and

amenity area. Formation of allocated parking in connection with existing pre-school.

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

**17.10
CLOCK HOUSE**

(14/02678/FULL6) - Penceat Court, 17 Bourdon Road, Penge.

Description of application – Additional storey to create 3 self-contained flats (2 x 1 bedroom flats and 1 x 2 bedroom flat).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ian Dunn, in objection to the application were received at the meeting.

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

**17.11
PLAISTOW AND
SUNDRIDGE**

(14/02727/FULL1) - 49 Park Avenue, Bromley.

Description of application – Demolition of existing dwelling and erection of part two/three storey building, comprising, 3 one bedroom and 5 two bedroom flats with associated car parking and refuse and recycling store.

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

Councillor Turner referred to the history of the site, the style of properties in the road and his knowledge of the local traffic problems and drew Members' attention to the works scheduled to create a new entrance to Parish Primary School. In his opinion the proposed development was incongruous and was an overdevelopment of the site in mass and bulk that would affect the nursing home and neighbouring properties. Comments from Ward Members Councillors Ellie Harmer and Peter Morgan in objection to the application had been circulated. Councillor Alexa Michael considered that the introduction of a flatted development would be a mistake and out of character and she pointed out that

some dwellings in the road had become multiple occupancy and retained their style.

Councillor Douglas Auld quoted the first sentence on page 111 of the Chief Planner's report, "In refusing the previous application the Council did not object to the principle of a flatted development in this particular location.". Councillor Simon Fawthrop requested to have minuted that this did not mean that the Council had not agreed to a flatted development, merely objected to the principle.

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

1. The proposed development by reason of its excessive bulk and mass, would constitute an overdevelopment of the site, out of character with the surrounding area, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.

**17.12
DARWIN**

(14/02900/FULL1) - Land known as Jenny's Field, Blackness Lane, Keston.

Description of application – Erection of 1m high boundary fencing and change of use from rough grazing to apiary (beekeeping).

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

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

**17.13
ORPINGTON**

(14/02945/FULL6) - 23 Wyvern Close, Orpington.

Description of application – Single storey side/rear extension and roof extension incorporating gable ends/front gable and dormers to front and rear.

Oral representations from Ward Member, Councillor Pauline Tunnicliffe, in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek an amended roof design.

**17.14
HAYES AND CONEY HALL**

(14/03029/FULL6) - Cheren, Pickhurst Lane, West Wickham.

Description of application – Part one/two storey side and single storey rear extensions.

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.

**17.15
CRAY VALLEY EAST**

(14/03092/FULL1) - First Centre West Buses Ltd, Faraday Way, Orpington.

Description of application – Erection of three buildings subdivided into nine units for B1(c), B2 and B8 uses, together with associated roads, parking and landscaping.

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 and a further condition to read:-

“1. No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site

and surrounding environment.

d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority. REASON: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.”

**17.16
CHISLEHURST
CONSERVATION AREA**

(14/03229/FULL2) - 16A High Street, Chislehurst.

Description of application – Change of use from Retail (Class A1) to Beauticians/Health Spa (Sui Generis use).

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

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

1. The proposed change of use from retail (Class A1) to Beauticians/Health Spa (Sui Generis use) will harm the retail character of the shopping frontage, and would lead to an overconcentration of similar uses within the area and therefore would be contrary to Policy S4 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**17.17
BROMLEY COMMON AND**

(14/01818/ELUD) - Hasells Nursery, Jackson Road, Bromley.

KESTON

Description of application – Use of the site shown on the attached plan for a composite use in connection with a bedding plant nursery and a general building and ground works company and in particular comprising use of building A for vehicle maintenance and repair, of building B for storage and maintenance of tools, of area D for car and lorry parking, of building I to store building and fencing materials and of building J to store tractors and excavators and of buildings C, E, F, G and H as a bedding plant nursery.
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT.

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

Councillors Alexa Michael and Charles Joel had independently visited the site and, other than a small hut in use and some plant storage, no sign of business activity or evidence of vehicle repairs was apparent and the site appeared to have been abandoned.

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek further details and clarification on the current use of the land and for advice as to whether any use of the Land had been abandoned.

**17.18
BROMLEY COMMON AND
KESTON**

(14/02100/FULL1) - 5 The Drift, Bromley.

Description of application - Demolition of existing outbuildings and erection of two detached houses with associated access and residential curtilages.

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received.

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

**17.19
ORPINGTON**

(14/02722/FULL6) - 103 Eton Road, Orpington.

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

Oral representations in support of the application were

received at the meeting. It was noted that on page 165 of the Chief Planner's report the word, 'refused', in the second line should be amended to read, 'reduced'.

The applicant undertook to withdraw his appeal against the refusal of application 14/00831 if this application was permitted.

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

**17.20
CHISLEHURST
CONSERVATION AREA**

(14/02786/FULL6) - Garden Cottage, The Glebe, Chislehurst.

Description of application – Two storey rear extension including side dormer.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 20 October 2014.

The Chairman referred to the history of the site being in the conservation area and in her view the proposed development was similar to a previous application that had been refused on the grounds of size and bulk.

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

1. The proposed development would, by reason of its size and bulk, constitute an overdevelopment of the site, out of character with and contrary to the spatial standards of the area and as a result would cause harm to the character and appearance of the Chislehurst Conservation Area, thereby contrary to Policies H8 and BE11 of the Unitary Development Plan.

**17.21
FARNBOROUGH AND
CROFTON**

(14/02909/FULL6) - 2 Arden Grove, Orpington.

Description of application – Part two storey/first floor front 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.

**17.22
MOTTINGHAM AND**

(14/03004/FULL1) - Duke of Kent Court Bowls Club, Dunkery Road, Mottingham.

CHISLEHURST NORTH

Description of application – Single storey extension to existing clubhouse.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to Condition 4 to read:-

“4. The extension hereby permitted shall only be used in connection with the bowls club and operate within the hours imposed on the main clubhouse unless previously agreed in writing by the Local Planning Authority.

REASON: In the interest of the residential amenities of the area.”

**17.23
BICKLEY**

(14/03101/FULL6) - High Trees, Chislehurst Road, Chislehurst.

Description of application – Single storey front, first floor front/side and two storey rear extensions with front dormer and elevational alterations.

Oral representations in objection to and 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.

**17.24
HAYES AND CONEY HALL**

(14/03183/FULL6) - 1 Cherry Walk, Hayes.

Description of application – Part one/two storey rear extension and roof alterations to incorporate first floor front dormer.

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.

**17.25
CHELSFIELD AND PRATTS
BOTTOM**

(14/03291/FULL6) - Pentlow, Rushmore Hill, Orpington.

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

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

REFUSED for the following reason:-

1. The proposed development by reason of its size and bulk would constitute an overdevelopment of the site, and cause harm to the spatial standards of the area and the openness and visual amenities of the Green Belt contrary to Policy G4 of the Unitary Development Plan.

**17.26
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(14/03351/FULL6) - 17 Forest Ridge, Keston.

Description of application - Part one/two storey side/rear extensions, single storey rear extension, first floor front extension, porch canopy, roof alterations to raise roof height and rear dormer to create third storey in roof space and elevational alterations to front, side and 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 DEFERRED**, without prejudice to any future consideration to seek a reduction in the scale of the proposed development.

**17.27
PETTS WOOD AND KNOLL**

(14/03469/PLUD) - 27 West Way, Petts Wood.

Description of application - Single storey side extension. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

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 including one from Petts Wood Residents' Association.

Councillor Simon Fawthrop referred to the history of Petts Wood being an Area of Special Residential Character where a greater degree of separation between residential properties was required and in his view Policy H10 of the Unitary Development Plan (Provision of sight line) should be considered.

Councillor Fawthrop said that Councillor Douglas Auld and Tony Owen, his fellow Ward Members, were all in agreement that if a Certificate of Lawfulness for a Proposed Development were authorised the development would have a detrimental impact on the rhythm of the street scene.

The Chief Planner's representative advised Members that the Permitted Development rights granted by the Government enabled householders to undertake extensions without planning permission, provided the conditions and limitations set out in the Town and Country Planning (General Permitted Development Order 1995) were met. The Chief Planner's representative further advised Members that the element for consideration related to an extension beyond the rear wall and should not take into account the amenity of neighbours and Members should make a decision made on legal merits only.

The Director of Corporate Services representative emphasised to Members they should consider the legality of the matter and not the planning merits and that if there was no evidence to the contrary, the Council was obliged to grant a Certificate of Lawfulness where the applicant has complied with all the criteria for the General Permitted Development Order.

Councillor Fawthrop referred Members and Officers to the case law of *Chisnell v London Borough of Richmond 2005* and suggested they should familiarise themselves with it.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek clarification from the London Borough of Bromley's Legal Department with regard to case law, including *(Chisnell) v LB Richmond (Newman J) (2005) EWHC 134*, and to clarify the scope of the Local Planning Authorities considerations to determine a certificate of lawfulness, to include The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

The Meeting ended at 10.47 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 14/00820/OUT

Ward:
Cray Valley West

Address : Grays Farm Production Village Grays
Farm Road Orpington BR5 3BD

OS Grid Ref: E: 546899 N: 169722

Applicant : Grays Farm Production Village

Objections : YES

Description of Development:

Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

Under ref. 14/00809, outline planning permission was granted in respect of the demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking. Planning permission was subject to a legal agreement. The application was submitted alongside a separate full planning application for Grays Farm Production Village Ltd for a 75 bedroom care home (ref. 14/00809).

As yet, the Decision Notice has not been issued, but the Agent has advised that since demolition work needs to take place across the entire Grays Farm site covering the scope of both applications, it will be necessary to ensure that conditions for both applications are the same. In the main, the changes are to enable the conditions to be complied with prior to the first construction, rather than prior to the commencement of demolition. The conditions affected are listed below:

Condition No:
2 (Landscaping)

- 7 (Satisfactory Materials)
- 8 (Details of Windows)
- 11 (Refuse Storage Details)
- 13 (Lighting Scheme for Access/Parking)
- 14 (Construction Management Plan)
- 17 (Lifetime Homes Standards)
- 18 (Secured by Design)
- 19 (Slab Level Details)
- 22 (Site Wide Energy Statement)
- 23 (Surface Water Drainage Scheme)
- 24 (Details of Junction of Access Road with Grays Farm Road)

Conclusions

For the reasons set out above, it is considered reasonable to amend some of the conditions to enable the details to be submitted and agreed after the existing buildings are demolished. It is not considered that the conditions affected will prejudice the Council's consideration of the proposal, aimed at ensuring that the development complies with local and national planning policy requirements.

The conditions listed below will be changed accordingly.

Background papers referred to during production of this report comprise all correspondence on the file refs set out above, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB18 | Trees-Arboricultural Method Statement |
| | ACB18R | Reason B18 |
| 6 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 7 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 8 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |

- 11 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 12 ACH22 Bicycle Parking
- ACH22R Reason H22
- 13 ACH23 Lighting scheme for access/parking
- ACH23R Reason H23
- 14 ACH29 Construction Management Plan
- ACH29R Reason H29
- 15 ACH32 Highway Drainage
- ADH32R Reason H32
- 16 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to comply with Policy BE1 and in the interests of the visual and residential amenities of the area.

- 17 ACI20 Lifetime Homes Standard/wheelchair homes
- ADI20R Reason I20
- 18 ACI21 Secured By Design
- ACI21R I21 reason
- 19 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 20 ACK08 Archaeological access
- ACK08R K08 reason
- 21 ACK09 Soil survey - contaminated land
- ACK09R K09 reason
- 22 ACL03 Site wide Energy statement
- ACL03R Reason L03

23 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to 4l/s in line with the Preferred Standard of the Mayor's London Plan and the submitted flood risk assessment.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties.

24 Details of the junction of the access road with Grays Farm Road, including sightlines, shall be submitted to and approved in writing prior to the commencement of development and the works shall be completed prior to first occupation of the building.

Reason: In order to comply with Policy T18 of the Unitary Development Plan and in the interests of highway safety.

25 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 26
- A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation and possible mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.
 - B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological investigation and possible mitigation in accordance with a Written Scheme of Investigation.
 - C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

INFORMATIVE(S)

- 1 Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 2 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
- 3 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted

on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk
- 7 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 8 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)).

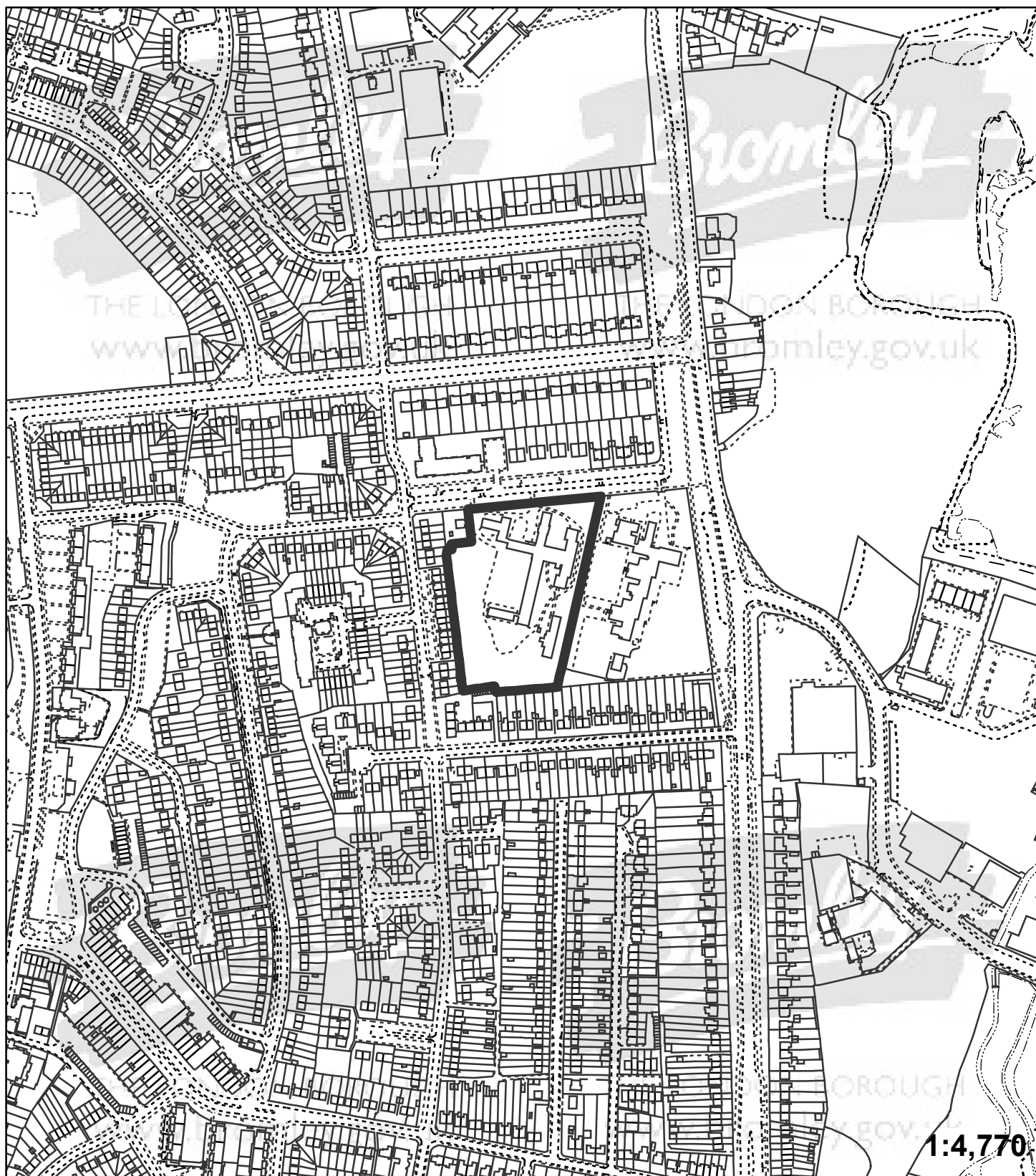
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:14/00820/OUT

Address: Grays Farm Production Village Grays Farm Road Orpington
BR5 3BD

Proposal: Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking



"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 : 14/02763/FULL6

Ward:
Orpington

Address : 90 Spur Road Orpington BR6 0QN

OS Grid Ref: E: 546599 N: 165758

Applicant : Mr A Mgbedike

Objections : YES

Description of Development:

Single storey front/side/rear extension (amendment to permission granted under ref 12/03297)

RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

Planning permission is sought retrospectively for a single storey front/side/rear extension. Planning permission was originally granted under ref.12/03297 for a similar scheme however the extension was not built in accordance with the approved plans. This application seeks to regularise the current situation by applying for the entire extension. The changes are summarised as follows:

- changes to pitch of the front section of the extension
- insertion of 2 rooflights in rear roofslope of the extension
- elevational alterations which include change to the front door design and layout of windows and doors on rear elevation
- additional window in ground floor western elevation (obscure glazed and stated to be non-opening)

Location

Site relates to a two storey semi-detached property located on the south side of Spur Road. The properties are well set back from the highway and the area is characterised by semi-detached dwellings of similar design and size.

Comments from Local Residents

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

- application is unclear
- window in the side overlooks into No.88
- other items departing from previously approved plans not included in retrospective application
- incorrect information regarding No.88 on website
- query about planning application process- length of time taken to deal with query
- boundary issues
- privacy- window has been installed with four openers
- directly overlooks patio
- kitchen has sufficient light
- not 'environmentally green' as stated by applicant
- there are rear windows to help with ventilation
- changes to the extension include- removal of parapet with guttering overhanging boundary; two velux windows in rear roofslope; three vent tiles in side pitched roof and one vent tile in rear roofslope; steps down into garden; configuration of rear windows
- pathway has been constructed, encroachment on boundary and impact on adjacent property
- do not agree with permission being granted for an obscure, non-opening window (could be changed at later date)
- window should be removed
- fence should be re-installed
- step should be changed so does not overlap

A full copy of the letters summarised above can be viewed in the file.

Comments from Consultees

None

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions

Planning History

Planning permission was granted under ref. 12/03297 for a single storey front/side/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 extension granted planning permission under ref.12/03297 has now been constructed but not in accordance with the approved plans. The current application seek to rectify the situation by seeking retrospective permission. The majority of the changes, such as the alterations to the doors and windows at the front and rear, the rear rooflights and changes to the roof design are minor in scale and Members may consider these elements of the proposal acceptable.

However, concerns have been raised by local residents in particular to the insertion of the ground floor window in the western flank. From visiting the site the window is obscure glazed, with no view out from the window. The applicant stated that the window has been sealed shut although from visiting the site it is evident that the window does have the potential to be opened due to its design. On the basis that there is no view out of the window at present it is recommended that planning permission is granted. However, if Members are minded to grant permission it is recommended that this is only done on the basis that the window remains obscure glazed and non-opening.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03297, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

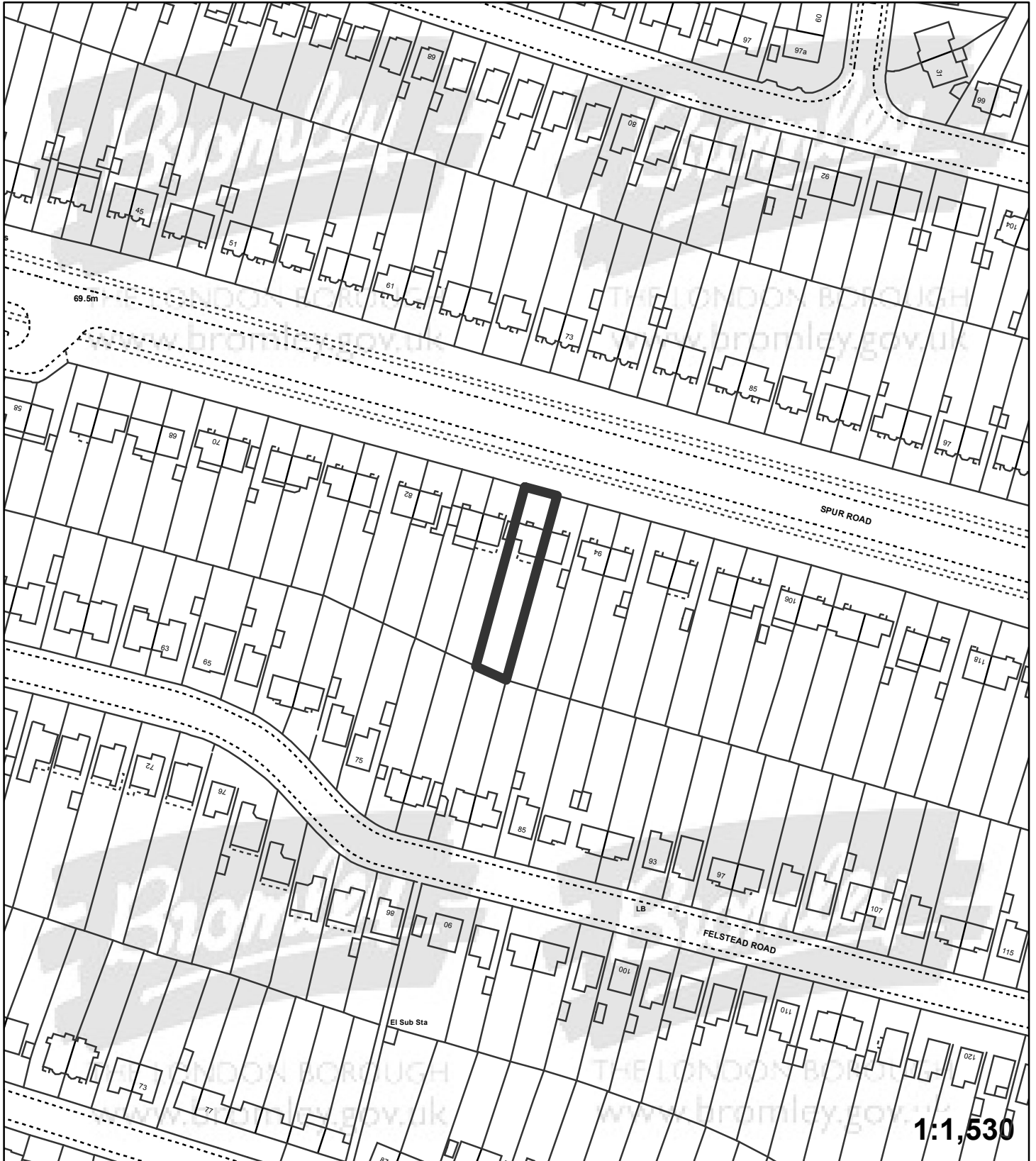
- 1 The permitted ground floor window in the western flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening and shall subsequently be permanently retained as such.

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

Application: 14/02763/FULL6

Address: 90 Spur Road Orpington BR6 0QN

Proposal: Single storey front/side/rear extension (amendment to permission granted under ref 12/03297)
RETROSPECTIVE APPLICATION



"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 : 14/03554/FULL1

Ward:
**Bromley Common And
Keston**

Address : Elmfield Lodge Rookery Lane Bromley
BR2 8HB

OS Grid Ref: E: 541735 N: 167394

Applicant : Mr Chris Atkins

Objections : YES

Description of Development:

Demolition of existing outbuildings and erection of two storey side extension to provide two storey dwelling

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Belt
London City Airport Safeguarding
Stat Routes

Proposal

Permission is sought for a two storey 3 bedroom dwelling to the western flank elevation of the existing properties in order to create a terrace. The proposed dwelling would replace an existing single storey development of outbuildings within the curtilage.

The dwelling would have a maximum depth of 7.6m and a width of 8m, giving a footprint of 57.35sqm and a total floor area of 114.7sqm.

Location

The application site is located to the northern edge of Rookery Lane at the junction with Bromley Common to the east. Bromley College is to the immediate south, off of Rookery Lane, and to the northern boundary is Elmfield House, 146 Bromley Common, which is a Statutory Listed Building.

The site comprises Flat 1 and Flat 2 Elmfield Lodge that form a two storey building with associated single storey outbuildings to the west. The site is located within the Green Belt.

Comments from Local Residents

- the existing water and drain pipes are in dire straits and problems would result from a new building

Comments from Consultees

Highways have raised no objection.

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
BE8 Statutory Listed Buildings
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
G1 The Green Belt
G5 Dwellings in the Green Belt
NE7 Development and Trees
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policies:

3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
7.4 Local Character
7.6 Architecture
7.8 Heritage Assets
7.16 Green Belt
7.21 Trees and Woodlands

The Mayor's Supplementary Planning Guidance: Housing

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

Planning History

14/00557 Permission refused for the demolition of the existing outbuildings and the erection of a single storey dwelling with accommodation within the roofspace and associated landscaping a new access drive on the grounds that:

1. "The site is located in the Green Belt wherein there is a presumption against inappropriate residential development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policies G1 and G5 of the Unitary Development Plan and the National Planning Policy Framework.
2. The proposed dwelling would, by reason of its scale, setting and design, represent an incongruous addition to the site detrimental to the character and setting of the existing property and harmful to the openness and character of the Green Belt contrary to Policies BE1, G1 and H7 of the Unitary Development Plan and the National Planning Policy Framework."

14/02288 Demolition of the existing outbuildings and the erection of two storey side extension to provide two storey dwelling. Withdrawn prior to determination.

91/01809 Permission granted for a single storey side extension to Flat 1 Elmfield Lodge.

99/03456 Permission refused for the conversion of part of the single storey building used as a pottery and workshop to a two bedroom flat on the grounds that:

1. "The site is within the Green Belt where there is a presumption against residential development and the Council see no very special circumstances which might justify the grant of planning permission as an exception to Policy G.2 of the Unitary Development Plan.
2. The proposed change of use would result in an undesirable intensification of residential use in the Green Belt, contrary to established policy and detrimental to the predominantly rural and open character of the area.
3. In the absence of exceptional circumstances to justify a relaxation of established policy, the proposal if permitted, would be likely to set a pattern for undesirable changes of use to residential of similar buildings to the detriment of the character and open nature of the Green Belt."

Conclusions

The main issues relating to the application are the effect that it would have on the character and setting of the adjacent listed building/area and the impact that it would have on the amenities of the occupants of surrounding residential properties as well as the openness of the Green Belt.

Green Belt policy seeks to safeguard against inappropriate residential development, unless very special circumstances can be demonstrated. Green Belt policy also seeks to protect openness within the Green Belt and this can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site

coverage. That is to say its physical effect on the application site and its surroundings.

The applicant has submitted a revised site survey giving accurate measurements of the outbuildings on site as part of the current application, which increases the site coverage relative to the refused and withdrawn application drawings. These dimensions have been corroborated on site by the Officer. However, area 'C' is a raised planted area that is not considered to constitute a building, or floor area and as such the 14.868sqm does not contribute to the calculation of the existing floor area. Buildings 'A' and 'B' form a single storey building with a passage to the adjoining residence, whilst building 'D' is a large timber outbuilding/shed.

The replacement of existing buildings within the Green Belt is considered acceptable under the National Planning Policy Framework (NPPF). The NPPF states that such replacement buildings are appropriate provided the new building is in the same use and not materially larger than the one it replaces, with Policy G5 measuring such materiality as being above 10% of the existing floor area, including any outbuildings within 5 metres. The existing floor area of the buildings to be replaced is some 94sqm, with the proposed dwelling being 114.7sqm, an increase of 20.34sqm or 21%. This is in comparison to the recently refused scheme whereby the replacement dwelling comprised 196 square metres, an increase of 115 square metres or 130%.

It is not considered that such an increase over and above the existing buildings is proportionate as required by paragraph 89 of the NPPF and is well above the 10% threshold stipulated by Policy G5.

As such the proposal consists of inappropriate development within the Green Belt and very special circumstances must exist to warrant permission being given. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A Design and Access Statement accompanies the application within which it is stated that the proposal will be a proportionate addition to the existing dwelling and that the site amounts to brownfield land. In addition to the assessment of proportionality above, the site comprises a residential curtilage and the NPPF specifically excludes such land from the definition of previously developed land. It is also stated that the buildings are in beyond repair, beyond any useful purpose, are derelict, have not been used for 20 years and are redundant. Having visited the site is clear the brick outbuildings are in use for storage ancillary to the existing residential use and are considered to be in a serviceable condition; the timber shed appears in use and in a good condition.

As has been established, the proposal is inappropriate development and would harm the openness of the Green Belt by definition with no very special circumstances existing. The proposal seeks to introduce a two storey dwelling of a greater floor area and mass than the existing single storey structures and it is considered that a harmful impact upon the openness of the Green Belt would result

in terms of the scale and design of the proposal in addition to any harm by definition.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03554, 14/02288 and 14/00557 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

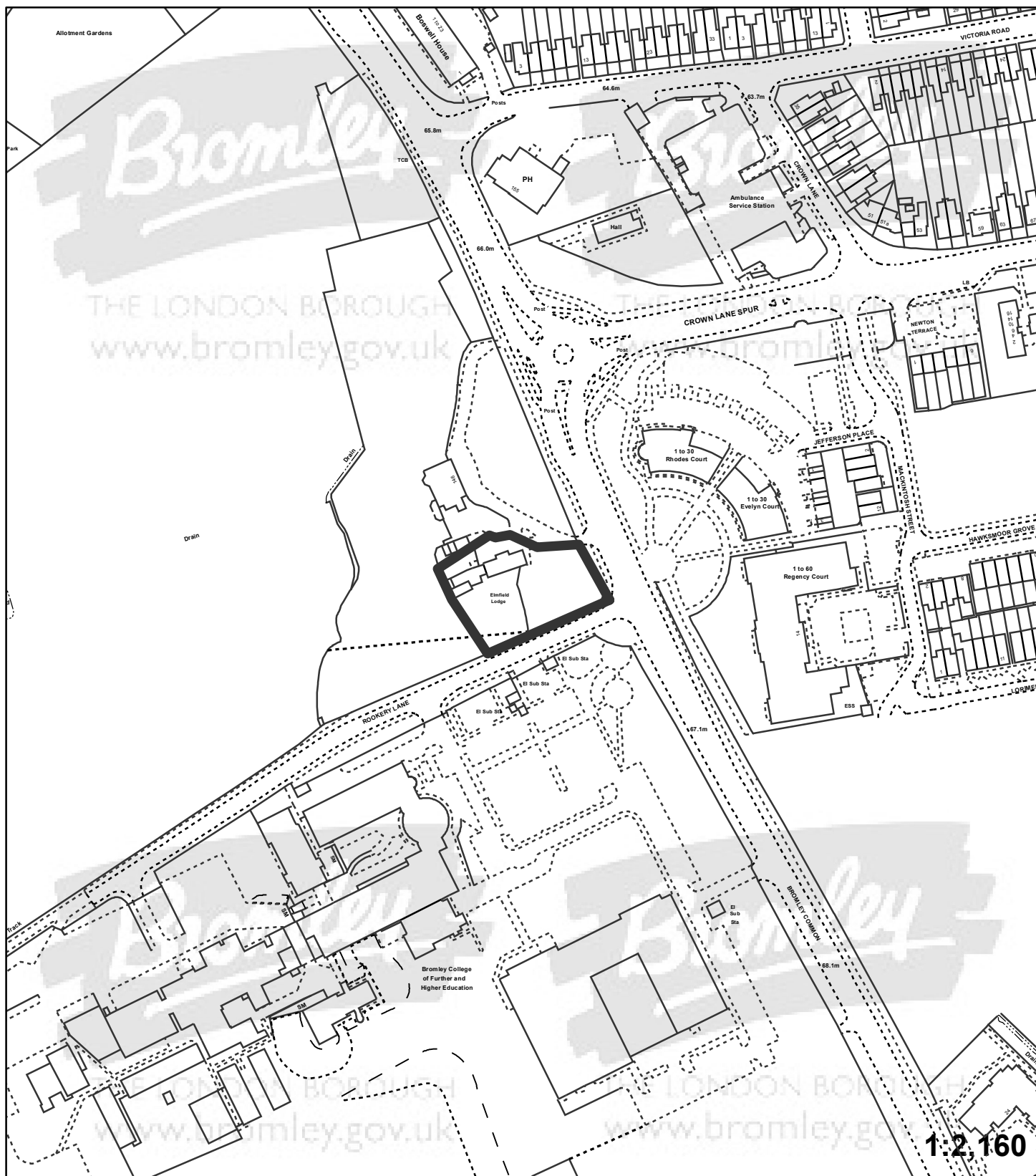
The reasons for refusal are:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate residential development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policies G1 and G5 of the Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposed dwelling would, by reason of its scale, setting and design, represent an incongruous addition to the site detrimental to the character and setting of the existing property and harmful to the openness and character of the Green Belt contrary to Policies BE1, G1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.

Application:14/03554/FULL1

Address: Elmfield Lodge Rookery Lane Bromley BR2 8HB

Proposal: Demolition of existing outbuildings and erection of two storey side extension to provide two storey dwelling



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/03814/FULL6

Ward:
Orpington

Address : 74 Avalon Road Orpington BR6 9BA

OS Grid Ref: E: 547308 N: 165575

Applicant : Mrs Pamela Bowen

Objections : NO

Description of Development:

Two storey side and single storey rear extensions and pitched roof to front

Key designations:

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

Proposal

Planning permission is sought for the following:

- a two storey side extension
- a single storey rear which would have a flat roof and project 4m in depth
- pitched roof to front above the front door and existing bay window

The application is presented to Members as the proposed two storey extension will only retain 0.2m side space up to the boundary the flank boundary. At present there is an existing single storey garage constructed up to the boundary.

Location

The application property is a two storey semi-detached house located on a corner plot. The site faces Avalon Road with the side of the property facing Berrylands. There is a grass verge measuring 5m which runs alongside the site and existing pavement.

Comments from Local Residents

Nearby residents were notified of the application but no comments were received.

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), Policy H9 (Side Space) and BE1 (Design of new development) of the Unitary Development Plan which relate to the design of residential extensions and development in general.

Planning History

There is no recent planning history at the site. Planning permission was granted for the attached garage in 1984 under ref. 84/02504.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene.

The proposed two storey extension would replace an existing single storey garage at the side. The extension would retain a 0.2m side space to the south-eastern boundary fronting onto Berrylands. Although this is less than the 1m side space normally required to be maintained to the boundary for two storey extensions by Policy H9 of the UDP, Members may consider that given the siting of the proposed extension on the corner plot and the wide grass verge (5m) which would separate the development with the footpath, the extension would not appear cramped in appearance.

In terms of design, the existing property has a gable style roof. The proposed two storey side extension would have a half hip style roof which would reduce the amount of roof bulk. Members may consider that the proposed design of the extension is in-keeping with the host building and unlikely to detrimentally unbalance the pair of semi-detached properties.

The proposed single storey rear extension would have a flat roof and project 4m to the rear of the building. The proposed rear extension would replace an existing smaller conservatory. The neighbouring property at No. 72 also benefits from an existing single storey rear extension and on this basis Members may agree that the extension is unlikely to result in a detrimental impact upon the amenities of this resident.

The proposed pitched roof at the front of the property is modest in size and Members may consider this part of the proposal in-keeping with the host dwelling.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03814 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

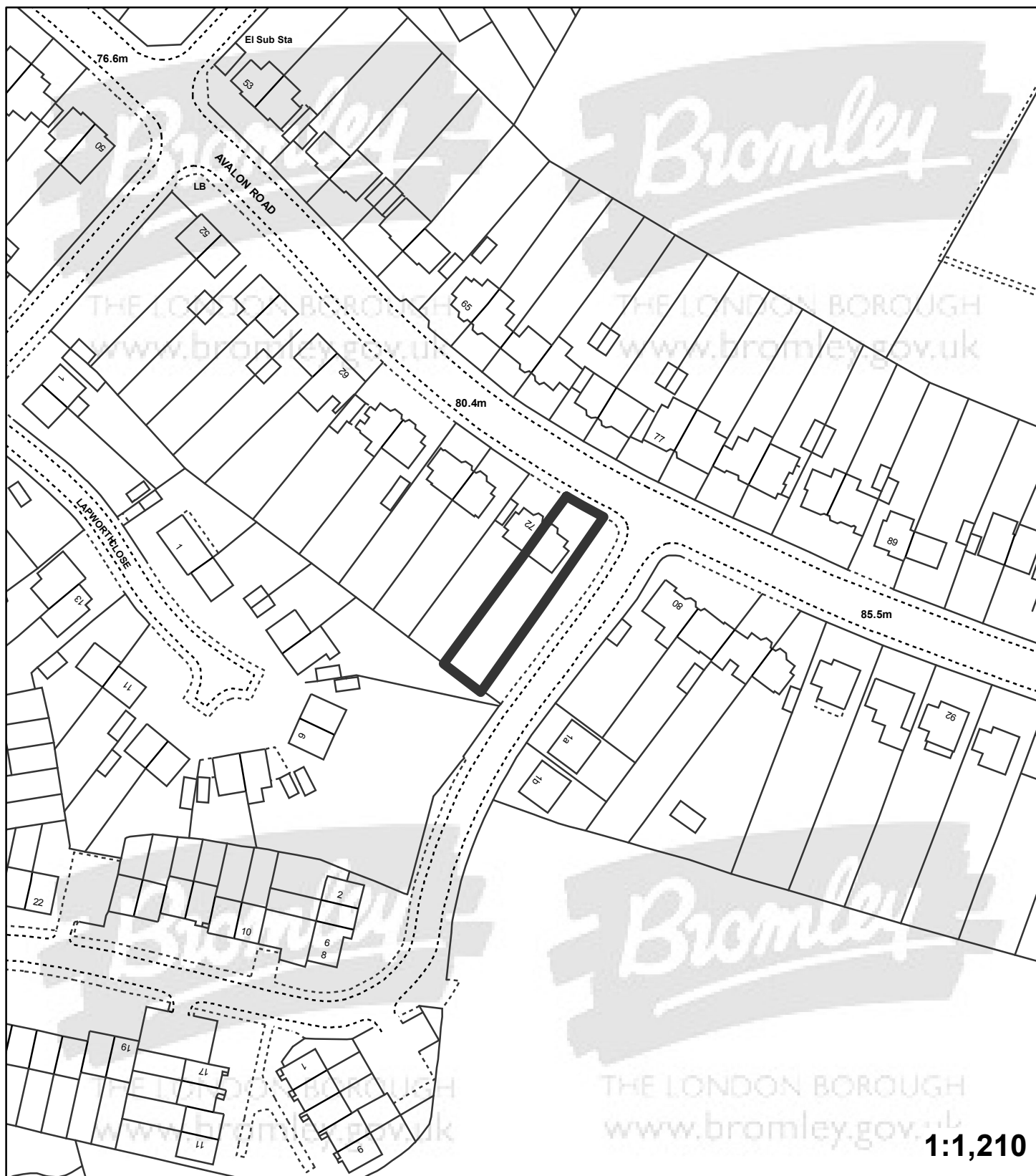
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 |

Application:14/03814/FULL6

Address: 74 Avalon Road Orpington BR6 9BA

Proposal: Two storey side and single storey rear extensions and pitched roof to front



SECTION '2' – Applications meriting special consideration

Application No : 14/04076/FULL6

Ward:
Shortlands

Address : 90 Malmains Way Beckenham BR3 6SF

OS Grid Ref: E: 538837 N: 167746

Applicant : Dr Sivalingam Sivathanan

Objections : YES

Description of Development:

First floor front/side/rear extension

Key designations:

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

Proposal

The application property is a detached dwelling, designed with a front gable feature and a pitched 'catslide' roof orientated away from the north-western site boundary.

The application proposes a first floor front/side/rear extension. The existing front gable feature would be replicated at the opposite side of the house and this gable would have a width of 3.3 metres. The flank wall of this gable would extend rearwards for 9.8 metres and the rear most part of the extension would step out, such that it would be set closer to the boundary than the main flank wall. This part of the extension would measure 4.8 metres in width by 4 metres in depth, with a one metre side space to the boundary, and a hipped roof with a maximum height of 6.2 metres.

Location

The property is located at the south-eastern end of Malmains Way close to the junction with Bushey Way. The street is characterised by detached dwellings of varied design mostly dating from the 1920-50's set within an attractive treelined setting. The property falls within Park Langley Area of Special Residential Character (ASRC) and is described within the Unitary Development Plan (UDP) as follows: "...built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard [as the Conservation Area] has the character of a garden estate given by the high quality and appearance of the hedges, walls, fences, and

front gardens. The area, which comprises almost exclusively large detached two storey family homes on generous plots ...represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact."

Comments from Local Residents

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

- we cannot see how moving the flank wall back by the width of a normal cavity wall will address the issues raised by 3 inspectors on appeal and then issues raised in Inspector Holden's appeal decision.
- the applicants chose this design themselves, which accommodates our kitchen window which was created in 1955, but 90 Malmains Way was built in 1994.
- the erection of 90 Malmains Way was originally refused because it was too large. This application would enlarge the house and therefore, to be consistent, should be refused.
- sun travels around 90 Malmains Way which makes the potential loss of light if this extension was erected much more serious.
- referring to Inspector Holden's decision, she mentioned the Applicant needed to enlarge his home, but the family live elsewhere.
- the rear profile is not significantly different from the previous applications and the rear extension is beyond that of other houses. The design is unpleasing from the street.
- the proposed development would still result in a loss of light to the occupants of No. 88 Malmains Way. The development would present an overbearing effect and would add nothing to the aesthetics of the area.

Planning Considerations

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

- H10 Areas of Special Residential Character
- H8 Residential Extensions
- BE1 Design of New Development

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

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

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

The application property has been subject to a number of previous planning applications, as detailed in the section below, as well as a number of appeals, all of which have been dismissed. The most recent appeal decisions, for applications refs. 13/03395 and 13/03290, relate to a similar extension. In comparison to application ref. 13/03395, the current application differs in the following way:

- The width of the front gable has been reduced by 0.25 metres.
- The flank wall of the gable is no longer stepped in towards the middle of the dwelling and therefore this section is 0.4 metres closer to the side boundary of the site.

In the most recent appeal decision, the Inspector commented that "the proposal would be harmful to the living conditions of the occupants of No. 88, as a result of loss of light". The Inspector also raised additional concern regarding the overbearing effect of the proposal on the outlook from the kitchen window, stating that in the absence of any information in relation to the effects on outlook, she was not able to conclude that the development would not be harmful to the amenity of the neighbours.

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

Planning History

03/01919/FULL1 Single storey side/rear extension and single storey rear extension for conservatory (amendment to scheme permitted under ref. 02/01238, alteration to roof design). Conditional permission.

10/02118/FULL First floor side extension. Application refused. Appeal dismissed.

11/03032/FULL First floor side and rear extension. Application refused. Appeal dismissed.

13/00771/FULL First floor side and rear extension. Application refused. Appeal dismissed.

13/03290/FULL First floor front/side and rear extension. Application refused. Appeal dismissed.

13/03290/FULL First floor front/side and rear extension. Application refused. Appeal dismissed.

13/03395/FULL First floor side and rear extension. Application refused. Appeal dismissed.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties particularly the loss of light to the neighbouring property at No.88, and the impact on the outlook from the kitchen window of this property.

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

The current proposal differs from the previously refused scheme, which was also dismissed at appeal, with the width of the front gable being reduced such that this section is 0.25 metres further from the window at No. 88 than previously proposed, with a resultant 0.4 metre shift in the position of the roof. However, the central section of the flank wall was previously stepped in, but this section has now been brought 0.4 metres closer to the window than previously proposed. Under the previous application, a light assessment was submitted, and the Inspector determining the appeal concluded that this demonstrated that "the proposal would be harmful to the living conditions of the occupants of No. 88, as a result of loss of light". No such light assessment has been submitted as part of this application and, whilst it is acknowledged that the width of the gable has been reduced, the central part of the flank elevation is now closer to No. 88 than previously proposed, which would impact upon the light received by this window. In a previous appeal on the site for a similar proposal in 2013, the Inspector stated that "without detailed information as to the impact of the scheme in terms of loss of sunlight/daylight to the kitchen window of 88 Malmaims Way... I have no alternative but to conclude that the appeal should be dismissed". Therefore, with regard to the current scheme, in the absence of a light assessment it is not possible to conclude that the extension would have an acceptable impact on the light to this window, and objections are raised in this regard. Furthermore, in determining the most recent appeal, the Inspector raised additional concern regarding the overbearing effect of the proposal on the outlook from the kitchen window, stating that in the absence of any information in relation to the effects on outlook, she was not able to conclude that the development would not be harmful to the amenity of the neighbours. Given the modest scale of the alterations to the extension, and taking into account the previous Inspector's comments, it is considered that, in the absence of any information to the contrary, the proposed extension would appear overbearing and visually intrusive when viewed from the kitchen window of No. 88 Malmaims Way.

Given the above, the proposed extension would adversely impact on the amenities of the neighbouring property at No. 88 Malmaims Way.

Background papers referred to during production of this report comprise all mcorrespondence on the files refs. 13/03395, 13/03290, 13/00771, 11/03032 and 10/02118, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension would result in an unacceptable reduction in the light received by the adjacent kitchen window at the neighbouring property, No. 88 Malmaison Way. In addition, the extension would appear as an overbearing and visually intrusive feature, which would result in a loss of outlook from this window. The proposal is therefore contrary to Policy BE1 of the Council's Unitary Development Plan.

Application: 14/04076/FULL6

Address: 90 Malmaims Way Beckenham BR3 6SF

Proposal: First floor front/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 '2' – Applications meriting special consideration

Application No : 14/04294/FULL6

Ward:
Petts Wood And Knoll

Address : 6 Great Thrift Petts Wood Orpington
BR5 1NG

OS Grid Ref: E: 544214 N: 168113

Applicant : Mrs K Evans

Objections : YES

Description of Development:

Part one/two storey side and single storey rear extensions

Key designations:

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

Proposal

The proposed extension will form an L-shape and be constructed beyond the rear (NE) and side (SE) elevations of the existing dwelling. An existing detached garage and store will be removed to accommodate the extension. The side element will extend 2.5m in width and incorporate a "cat slide" roof design and a single dormer will be inserted along the front roof slope. The extension will maintain a 1.5m separation to the flank boundary and align with the original part of the house. The single storey rear extension will project 3.0m beyond the rear elevation of the existing house and the proposed two storey side extension. This will entail the removal of an existing conservatory.

Location

The application site is situated within the southern end of Great Thrift, approximately 30 metres beyond its junction with Silverdale Road. The site falls within the Petts Wood Area of Special Residential Character.

Comments from Local Residents

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

- change to front elevation is out of character with surrounding properties and unbalances this pair of semis, and fails to respect ASRC designation
- all other extensions in the road have been built to minimise the alterations to front elevations
- extension is too large
- disproportionate to size and character of existing dwelling
- loss of outlook
- proposal almost exactly matches extension being constructed at No 12 Great Thrift which was previously refused by the Council, and which has been in an unfinished state for much of the year
- bricks being used at No 12 do not match and fail to enhance the environment
- site is in an Area of Special Residential Character which should be protected
- unsuitable extensions should be resisted
- proposal is overpowering for this style of house
- loss of light and visual dominance in regard to neighbouring conservatory
- potential structural damage resulting from this proposal
- proposal will almost double the footprint of the original dwelling
- overdevelopment
- front elevation is of poor design

Comments from Consultees

Not applicable

Planning Considerations

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

BE1 Design of New Development
 H8 Residential Extensions
 H9 Side Space
 H10 Areas of Special Residential Character

Planning History

Under ref. 07/02254, planning permission was refused for a two storey side extension on the following grounds:

"The proposed two storey side extension, if permitted, would result in a cramped form of development, out of character with the street scene and of the Area of Special Residential Character, conducive to a retrograde lowering of the spatial standards to which the area is at present developed, and contrary to Policies H9 and H10 of the Unitary Development Plan.

The proposed two storey side extension would, by reason of its size and siting, be out of character with the existing pair of semi-detached houses as

well as other neighbouring houses along this side of Great Thrift, contrary to Policies H8, H10 and BE1 of the Unitary Development Plan."

Under ref. 07/03881, a further application for a two storey side extension was refused on the following ground:

"The proposed two storey side extension, if permitted, would result in a cramped form of development, out of character with the street scene and of the Area of Special Residential Character, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and H10 of the Unitary Development Plan."

Under ref. 08/00594, planning permission was granted for a two storey side extension which incorporated an increased separation to the flank boundary of 1.5m and a more subservient appearance relative to the original part of the dwelling. That proposal was not subsequently implemented.

Most recently, under ref. 14/01175 planning permission was refused, under delegated authority, in respect of part one/two storey side and single storey rear extensions on the following ground:

"The proposal would, by reason of its design and inadequate side space provision, constitute a cramped form of development, out of character with the streetscene, conducive to a retrograde lowering of the spatial standards to which this Area of Special Residential Character is at present developed and contrary to Policies H8, H9, H10 and BE1 of the Unitary Development Plan."

In addition to the above permission has been granted at appeal for extensions to No. 12 Great Thrift, comprising of two storey side and single storey rear extensions, together with a single dormer to the front roof slope (LBB Ref: 13/04079/FULL6; Appeal Ref: APP/G5180/D/14/2214865). That followed the Council's decision to refuse the proposal on the following ground:

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

The Council did not raise objections in respect of spatial/side space standards, since the proposal incorporated a wider gap to the flank boundary at the front of the extension of 1.695m. That scheme also included revisions to two previous applications, both of which had been refused by the Council, including once at appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Petts Wood Area of Special Residential

Character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H10 of the UDP advises that applications for development in the ASRCs will be required to respect and complement the established and individual qualities of the individual areas. This policy is supported by Appendix I of the UDP which sets out the criteria by which ASRCs have been designated:

- (i) There should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent.
- (ii) The majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well landscaped frontages).
- (iii) The boundary should be easily defined and defensible.
- (iv) The areas defined should be primarily residential in character.

Appendix I goes on to say that, when considering applications for new development in ASRCs, the Council, as well as applying the general housing policies in Chapter 4 of the UDP, will seek a number of development control guidelines for such areas, including the following:

- Developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
- Residential density shall accord with that existing in the area.
- Spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
- The general height of existing buildings in the area shall not be exceeded.
- The space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
- Existing mature trees and landscaping shall be retained wherever possible.

The prevailing character of Great Thrift (and of the ASRC in general) is characterised by generous standards of separation amongst the properties. The Council considers that the development of two storey development within 1 metre of the boundary will, except in some rare exceptions, result in a pattern for undesirable development in the area, and this will ultimately undermine a key feature which has contributed to the designation of this area as an ASRC.

In addition, Policy H9 states that when considering applications for development comprising two or more storeys in height, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.

Numerous side extensions have been built within the Petts Wood ASRC, many of which have been restricted to single storey height, and consequently their impact on spatial and separation standards are more limited than two storey extensions,

and they are also visually less imposing. Consequently, the distinct character of the street has largely been preserved, with the original character of the area remaining readily identifiable.

Since adopting its current Unitary Development Plan in 2006 the Council has sought to restrain such development which will compromise the spatial standards of the ASRC. This approach has been consistently reflected in decisions which the Council has made, typically involving proposals to erect two storey extensions within 1 metre proximity of the boundary or designed in a manner at odds with the prevailing character of the area. This approach has been reinforced by a number of Appeal Decisions made since 2006. The Council has encouraged applicants to adopt a greater separation between extensions and boundaries, particularly for proposals which are two or more stories in height. The Council considers that it has largely succeeded in achieving this objective with most proposals for two storey side extensions now including at least a 1.5m separation between the development and the flank boundary of the property.

As noted above, under ref. 14/00175, planning permission was refused in respect of a part one/two storey side extension since it was considered that it would constitute a cramped form of development, out of character with the streetscene, and conducive to a retrograde lowering of the spatial standards. This criticism was mainly attributed to the lack of side space separation between the part one/two storey side extension and the southern flank boundary. In comparison to that scheme, this proposal increases the separation between the side extension and the flank boundary from 1.0m to 1.5m. There has been an accompanying reduction in the width of the side extension, which has fallen from 3.0m to 2.5m.

Taking account of the above changes, it is considered that the concerns raised in respect of the previous planning application have been satisfactorily addressed as a result of the changes made since the site was previously considered: the reduced 2.5m width of the side extension will ensure that the overall character of the dwelling is preserved with the proposed roof configuration replicating the existing design at the front. As noted above, front dormers of a similar design have been approved elsewhere within the street, whilst the provision of conservation rooflights along the front roofslope will ensure that these maintain a more subdued and traditional appearance within the frontage. Furthermore, the 1.5m separation to the flank boundary will maintain much of the existing view to the rear of the dwelling - a feature which contributes to the character and appearance of this ASRC.

Turning to the issue of neighbouring amenity, it is noted that a single storey rear conservatory extension has been added to the adjoining semi at No. 8. Although the existing conservatory at No. 6 will be replaced by a more solid structure, given the 3.0m depth of the proposed single storey rear extension, and the existence of the aforementioned conservatory at No. 8, it is considered that the overall impact of this proposal on neighbouring amenity will be acceptable.

Taking account of the above, planning permission is recommended for this proposal.

Background papers referred to during production of this report comprise all correspondence on the file refs 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 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 Details of the proposed front rooflights, including their materials, methods of opening and sectional drawings shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The rooflights shall be installed in accordance with the approved details before the residential use is first implemented, and retained as such permanently thereafter.
 ACC03R Reason C03
- 4 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application:14/04294/FULL6

Address: 6 Great Thrift Petts Wood Orpington BR5 1NG

Proposal: Part one/two storey side and single storey rear 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 : 14/04315/FULL1

Ward:
Bromley Town

Address : 4 - 5 Market Square Bromley BR1 1NA

OS Grid Ref: E: 540232 N: 169344

Applicant : Benito's Hat

Objections : NO

Description of Development:

Change of Use from retail (Class A1) to restaurant (Class A3) and installation of kitchen extract/intake equipment and associated ductwork at rear.

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Primary Shopping Frontage

Proposal

Planning permission is sought to convert what is currently a vacant double retail unit to a restaurant. The application submission states that the proposal relates to a 'Mexican-themed' restaurant which will incorporate 57 covers and a bar. Details of the extract system as included as part of this application.

The proposed trading hours* are:

Sunday to Wednesday:	0900 to 2300
Thursday to Saturday:	0900 to 2400
Bank Holiday Sundays:	0900 to 2400
New Year's Eve:	0900 to 0230

*with a 30-minute period thereafter for customers to finish meals and leave the premises.

The application is accompanied by a supporting statement which lists details of marketing and a 'Concept Presentation' which includes photographs of restaurants run by the same operator.

Location

4-5 Market Square is a three storey building of Victoria appearance. It is adjoined along its western side by a fast-food outlet. The unit is situated within the Bromley Town Centre Primary Retail Frontage and falls within the Bromley Town Centre Conservation Area. The area surrounding the site has recently undergone extensive renovation (including remodelling of the adjoining highway) as part of the Bromley Town Centre Area Action Plan.

Comments from Local Residents

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

Comments from Consultees

No Environmental Health objections have been raised.

No objection has been raised by Thames Water.

No technical Highways objections have been raised.

Planning Considerations

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

BE11 Conservation Areas
S1 Primary Frontages
S9 Food & Drink Premises

The Bromley Town Centre Area Action Plan also represents a relevant material consideration.

Planning History

Under ref. 96/02771, planning permission was refused for the change of use of this retail unit to an insurance sales office. This was on the basis that the proposal would result in the loss of a retail unit, consolidating the non-retail frontage, therefore creating a significant break in the retail frontage in the core area of Bromley Town Centre. This proposal was subsequently dismissed at appeal.

Under ref. 13/01110 planning permission was granted for the conversion of the upper floors to for two 2-bedroom flats.

Most recently, under ref. 14/02522, a similar application involving a proposed change of use from retail function to a restaurant was refused in September 2014 on the following ground:

"The proposal would result in the unacceptable loss of a Class A1 retail unit, which would be harmful to the retail character of the Bromley Town Centre Primary Shopping Frontage, and would lead to an overconcentration of similar uses and an unacceptable break in the retail frontage along this part of Market Square, contrary to Policies S1, S9 and S10 Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the retail character of the Bromley Town Centre Primary Shopping Frontage, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy S1 of the UDP advises that in primary retail frontages, the Council will only permit changes of use from retail (Class A1) to other uses where the proposal would not harm the retail character of the shopping frontage.

Policy S9 (Food & Drink Premises) (criterion 3) advises proposal should not result in an over concentration of food and drink establishments, out of character with the retailing function of this area. The policy goes on to advise that the aim is to see this part of the High Street used for primarily retail uses. However, where appropriate the Council has permitted some flexible uses (as can be seen with "Café Rouge" at 12-13 Market Square, and "Ask" and "Chimichanga" both of which occupy a former post office at 3 and 3A East Street). That said, the main restaurant area extends along Widmore Road and East Street and this is considered the more desirable location within which future restaurant development should be encouraged. Paragraph 11.21 of the UDP advises thus:

"Although a wide range of uses is encouraged, the primary purpose of the town centres is for shopping - the preservation of their retailing function is a major objective."

Paragraph 1.22 of the UDP states that secondary frontages in Bromley are considered the most appropriate areas in which to encourage such establishments. The retail offer available to local residents and visitors has an important role in maintaining a healthy local economy and adds to the vitality and viability of Bromley Town Centre. Market Square.

The application site is bounded to the west by a fast-food restaurant, and beyond that by a bank. To the east it is bounded by a bank, followed by a retail shop, and beyond that by a bookmakers. A Land Use Map produced by the Council shows the uses of all of the surrounding ground floor units around the application site; although the majority of these fall within the A1 retail use class, it is clear that within the northern side of Market Square there is a distinct lack of retail uses.

Taking the above factors into account, it is considered that this proposal would result in the unacceptable loss of a Class A1 retail unit, which would be harmful to the retail character of the Bromley Town Centre Primary Shopping Frontage, and would lead to an overconcentration of similar uses and an unacceptable break in

the retail frontage along this part of Market Square. Whilst the supporting statement notes that the property has been vacant since January 2013, it appears that the unit has been occupied for some of that time by a temporary operator. Notwithstanding that, improvements to the surrounding highway, including a widening of the pavement outside the premises, have recently been completed with the intention of increasing footfall to the northern High Street. Taking account of the protracted disruption caused by those improvements and, with the benefit of the new street improvements, Members may consider that a further period of marketing for retail purposes may now prove more fruitful, which would justify refusing this application.

With regard to residential amenity, no objection is raised on this matter in view of the town centre location of the site where it is not considered that this proposal would lead to an unacceptable increase in noise and disturbance over and above that which currently exists. However, the proposal remains unacceptable given the harm identified to the retail character of the area.

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

RECOMMENDATION: PERMISSION BE REFUSED

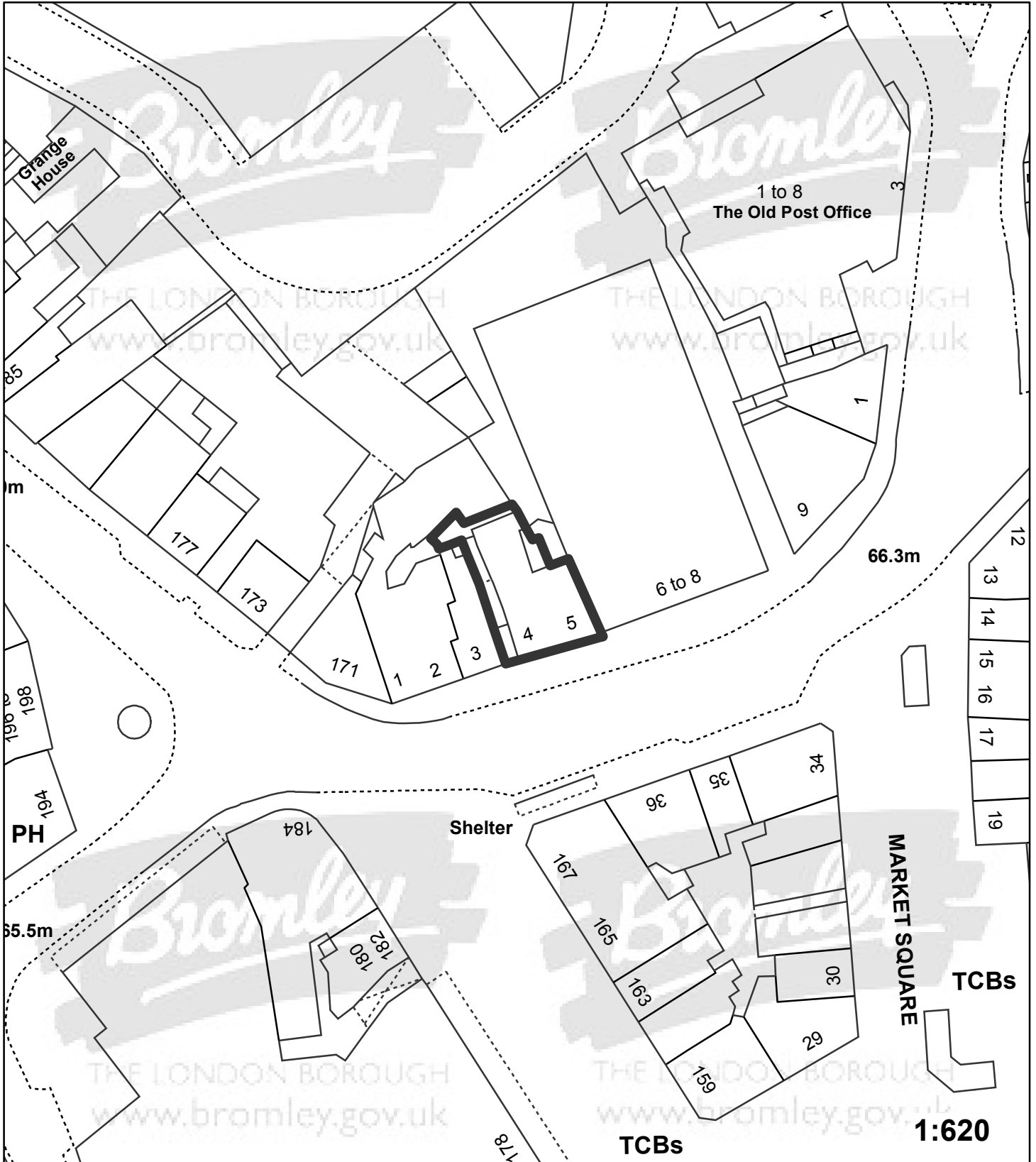
The reasons for refusal are:

- 1 The proposal would result in the unacceptable loss of a Class A1 retail unit, which would be harmful to the retail character of the Bromley Town Centre Primary Shopping Frontage, and would lead to an overconcentration of similar uses and an unacceptable break in the retail frontage along this part of Market Square, contrary to Policies S1, S9 and S10 Unitary Development Plan.

Application:14/04315/FULL1

Address: 4 - 5 Market Square Bromley BR1 1NA

Proposal: Change of Use from retail (Class A1) to restaurant (Class A3) and installation of kitchen extract/intake equipment and associated ductwork at rear.



"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 : 14/01570/PLUD

Ward:
Bickley

Address : 11 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542207 N: 169997

Applicant : Mr Joseph Osunde

Objections : YES

Description of Development:

Single storey rear extension and detached single storey building containing hydrotherapy pool, therapy and treatment rooms for use in connection with the main dwelling house (CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT)

Key designations:

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

Proposal

A Certificate of Lawfulness is sought for the erection of 2 structures comprising:

- a single storey rear porch extension measuring 1.35m (d) x 2.2m (w) x 2.35m (h)
- a detached single storey building measuring 14.45m (d) x 6.8m (w) x 2.2m-3m (h) comprising hydrotherapy pool [measuring 2.25 (w) x 4.2m (d)], therapy room, treatment room, shower, plant room and storage cupboards

The detached building would be separated from the porch extension and main house by just 25mm. It would be set back 0.9m from the eastern flank boundary with No.12.

An existing detached garage located in the rear garden adjacent to the eastern boundary would be demolished to make way for the proposal. Both proposed structures would have flat roofs.

Location

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

The surrounding area is characterised by a mixture of detached bungalows and two storey dwellings and is wholly residential in character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 4 letters of representation were received from and on behalf of occupants of the neighbouring properties at Nos. 10, 11 and 12a which can be summarised as follows:

- the planning committee refused permission for a similar proposal
- the complexity and comprehensive nature of the building makes it akin to a full scale medical facility rather than a simple ancillary hydrotherapy family use, this raises questions for its potential use
- the 'therapy centre' is of a size more suited to commercial use than domestic and it could be used as a business either now or in the future
- there is no scope for additional off-road parking at the property for the inevitable additional vehicles which would bring clients or make deliveries, this would result in the turning circle at the end of the cul-de-sac being used as an unofficial car park
- the introduction of a cynical 2.5cm gap between the therapy centre and a porch extension is a travesty of permitted development rules and a slap in the face to neighbour concerns
- the proposal is within 2m of the boundary with No.12, both the side elevations clearly show that the eaves height for the whole building does not comply with the maximum eaves height of 2.5m
- the technical guidance published by the Department of Communities and Local Government states that to be permitted development, the building should be 2.5m in height at its highest point
- the proposed therapy centre section of the building is not a clearly separate outbuilding and therefore cannot be considered a Class E building
- in order to comprise permitted development, the Council will need to be satisfied that the building is so required for purposes incidental to the enjoyment of the house. In this regard it is submitted that the building is of an excessive size and proportions to be truly required for purposes incidental to the enjoyment of the house particularly with it occupying a sizeable footprint when compared to the dwelling itself
- the additional information submitted does not represent Government Guidance

Planning History

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

A subsequent application (ref. 95/02829) for a single storey side extension, bay windows to the front, side and rear, and the increased height of the roof to provide first floor accommodation along with front and rear dormers was permitted in February 1996, and has been implemented. Apart from the introduction of a bay window projecting approx. 0.7m beyond the rear wall of the dwelling. There do not appear to be any other extensions to the rear.

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

Under planning ref. 13/02565 planning permission was refused for a very similar proposal comprising a single storey rear extension for use as therapy centre. The grounds for refusal were as follows:

"The proposal would, due to its scale, height, bulk and proximity to the boundary, be harmful to the amenities currently enjoyed by the residents of 12 Mavelstone Close, by reason of an unacceptable visual impact and of loss of prospect, contrary to Policies BE1 and H8 of the Unitary Development Plan."

Planning Considerations

The main considerations are whether the proposals would fall within "permitted development" under Classes A and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008.

In particular consideration should be given to the following matters:

1. whether the detached single storey structure can be properly described as being provided for purposes which are incidental to the enjoyment of the dwellinghouse.
2. whether the 25mm gap between the porch extension and the detached single storey structure is sufficient separation for it to be classified as a Class E building.
3. whether the height of the detached structure exceeds the tolerances for a Class E building.
4. whether the extension single storey rear porch extension is considered to fall with Class A of the permitted development rights.

Conclusions

1. Is the detached structure incidental to the enjoyment of the dwelling house?

The applicant's child has severe cerebral palsy and therefore a number of complex medical needs. This is supported by factual medical evidence submitted in support of the previous planning application for the hydrotherapy pool. There were two visits made to the site which covered inspections of (ground floor) internal parts of the dwelling and external parts of the site. It was found that a proportion of the ground floor comprising a bedroom and bathroom had been permanently adapted to meet the child's needs. In addition the applicants agent has clarified the following in writing:

"The proposed single storey rear extension and the proposed outbuilding would be used by the applicant and his family for their own purposes in connection with their on-going family life with no commercial or other uses."

Notwithstanding the above, there is nothing within the General Permitted Development Order (GPDO) to prohibit the erection of an outbuilding for recreational use for the occupants of the dwellinghouse should it not be needed in connection with the special medical needs of the child. On this issue it is considered that the proposal is consistent with a use that is incidental to the enjoyment of the dwellinghouse.

The objector's agent has raised the question of the size of the building stating that the building is too large [in relation to the main house] to be truly required for purposes incidental to the enjoyment of the dwellinghouse.

Given the justification submitted for the facilities proposed, the size of the building is considered to be reasonable and is considered incidental. There is no specific size criteria which determines whether a building is incidental.

The GPDO requires that the size of the Class E structure be considered in relation to the percentage of ground covered and states that it should not exceed 50% of the total area of the curtilage(excluding the ground area of the original dwelling house).The subject proposal together with the previous extension to the property covers less than 50% of the curtilage threshold.

2. Proximity of the detached structure to the dwellinghouse

Prior to 2008, any curtilage building of more than 10 cubic metres constructed within 5 metres of an existing dwelling would have been treated as an enlargement to the dwellinghouse and so considered under Class A of the GPDO. That limitation was explicitly removed from the GPDO amendments which came into force in October 2008. The subsequent technical guidance (January 2013, April 2014) is not specific on this point but does not require Class E incidental buildings to be beyond a certain distance from the dwellinghouse. The

submitted drawings indicate a building that whilst exceptionally close to the dwellinghouse is clearly and unambiguously detached.

Consideration has been given to 2 recent appeal decisions which deal with similar Class E incidental buildings. One related to a building within 25mm of the dwellinghouse. The Inspector states at para 9-10 of APP/Q5300/X/10/2125856 as follows:

" it is argued that the proposal would be contrary to the intentions of the amended GPDO. However, that is belied by the explicit removal in October 2008 of the limitation relating to the curtilage buildings of more than 10 cubic metres. Had it been intended that some curtilage buildings should not be permitted because of their proximity to the dwelling, then it would be reasonable to expect that to be explicitly stated in the GPDO amendments...Under these circumstances, I consider that despite its proximity to the dwellinghouse the building would be a separate structure within the curtilage and not an enlargement of the dwelling."

The appeal decisions support the view that a Class E building need only be separated from the dwelling. (Appeal refs. APP/Q5300/X/10/2125856 & APP/J3530/X/12/2179210) The full text of the appeal decision is available on file.

3. Does the height of the detached structure exceed 2.5m

The height of the structure is shown on the plans to extend between 2.5m and 3m. The guidance states that a Class E building should not exceed: "(ii) 2.5 metres in height in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse." Furthermore it states that the height of the building should be measured from the ground level immediately adjacent to the building. On this basis it appears the building would be at odds with this guidance, however the General Issues preface to the GPDO guidance refers to general terms from the General Permitted Development) Order 1995 that remain relevant (for the purposes of interpretation of the GPDO) as defined at that time with regards to the definition of height the following is stated:

" 'Height' - reference to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. Ground level is the surface of the ground immediately adjacent to the building in question. Where ground level is not uniform (e.g. ground is sloping), then the ground level is the highest part of the surface of the ground next to the building."

An initial site visit clarified the fact that there were a number of levels on the site including a paved area and a raised patio both of which are adjacent to the house. There is an area of lawn beyond these areas from which the ground also slopes away.

The highest natural ground level is shown on the plans and was confirmed on site as the area adjacent to existing garage. The height of the subject building has been calculated as rising from this point. On this interpretation the height of the building does not exceed 2.5m above the highest "natural" ground level adjacent to the building.

Recent appeal decisions on this issue in 2009 and 2013 concur with this view and on this basis the structure [which appears to comply with the other thresholds for building of this type] would be within tolerances specified within Class E.

4. Is the porch extension considered to comply with Class A of the GPDO

The planning history appears to show that the dwelling has not been extended to the rear beyond the bay window extension under planning ref. 95/02829. It is considered therefore that the small rear porch extension which measures 1.35m (d) x 2.2m (w) x 2.35m (h) would comply with Class A of the GPDO. Notwithstanding, the above it is noted that the extension complies with thresholds set out under Class D of the GPDO which relates to permitted development rights for the erection of a porch.

In conclusion, the Certificate of Lawfulness should be granted as it complies with Classes A and E of the 2008 amendments to the GPDO.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/01570, 13/02565 and 95/02829 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 17.06.2014 17.10.2014

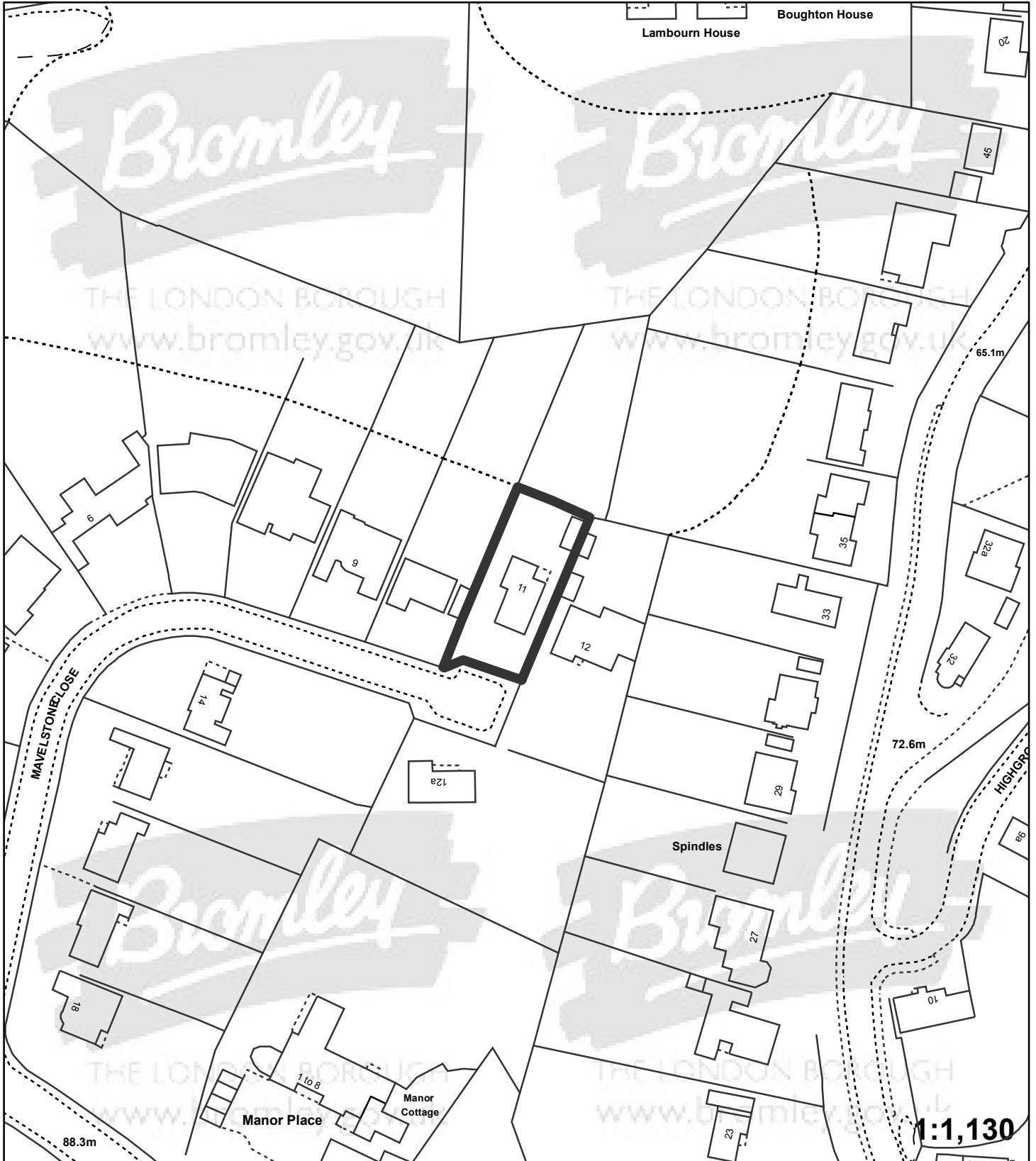
RECOMMENDATION: CERTIFICATE BE GRANTED

1 The proposed single storey rear extension and detached single storey building would fall within "permitted development" by virtue of Classes A & E Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Application:14/01570/PLUD

Address: 11 Mavelstone Close Bromley BR1 2PJ

Proposal: Single storey rear extension and detached single storey building containing hydrotherapy pool, therapy and treatment rooms for use in connection with the main dwelling house (CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT)



"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 : 14/03037/FULL6

Ward:
Darwin

Address : 129 Cudham Lane North Orpington BR6
6BY

OS Grid Ref: E: 545185 N: 162649

Applicant : Mr Kelvin Dean And Ms June Keville **Objections :** NO

Description of Development:

Single storey side extension and conversion of garage to habitable accommodation

Key designations:

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

Proposal

It is proposed to add a single storey side/rear extension to this property which would link up to an existing garage/store located slightly further to the rear.

The extension would be set back 3.45m from the front wall of the dwelling, and would extend below part of the existing overhanging roof in order to provide a porch, shower room and utility room. A 1.6m deep extension would be provided to link with the detached garage/store at the rear which would be converted into a playroom. The extension would be set back between 0.4-0.6m from the south-eastern flank boundary of the property.

Location

This detached dwelling is located on the north-eastern side of Cudham Lane North, and lies within the Green Belt. It was originally a bungalow, but was extended in the 1980s to provide first floor accommodation.

Comments from Local Residents

No objections have been received to date from local residents.

Comments from Consultees

No highways objections are seen to the conversion of the garage into habitable accommodation as there would be sufficient parking on the frontage of the property.

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
G4 Dwellings in the Green Belt
T3 Parking

Planning History

Permission was granted in 1987 (ref. 87/01846) for the construction of an enlarged replacement roof with dormer extensions, a covered way and a new roof to the garage.

Conclusions

The main issues relating to the application are whether the proposals would comprise inappropriate development within the Green Belt, and if they do, whether any very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm, the effect on the open or rural nature and visual amenities of the Green Belt, and the impact on the amenities of the occupants of nearby residential properties.

Policy G4 of the UDP allows for extensions to existing dwellings located within the Green Belt, but only where they would not increase the floor area over that of the original dwelling by more than 10%. Additionally, the size, siting, materials and design of the extensions should not harm the visual amenities or the open and rural character of the locality, and should not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

The floor area of the original dwelling measures 79sq.m., whilst the floor area of the existing first floor extension measures 74sq.m. Therefore, the original dwelling has already been virtually doubled in size.

The additional floor area created by the proposed single storey side/rear extension would add 22sq.m. to the overall size of the building, which equates to a 120% increase in floor area over the original dwelling. This would far exceed the maximum 10% increase normally allowed within the Green Belt, and would represent a disproportionate increase in the size of the building. However, the following special circumstances should be taken into account:

- most of the extension would fill in the void below the existing overhanging roof, and it could therefore be argued that this part of the proposals does not comprise development requiring planning permission
- the link part of the extension would be minimal in size, and would not impact on the open nature of the Green Belt.

The proposed extension would not significantly increase the overall size and bulk of the dwelling, particularly as most of it would be contained below the existing roof of the dwelling, and the proposals are not therefore considered to have a harmful impact on the open nature or visual amenities of the Green Belt.

Although the proposals would result in inappropriate development in the Green Belt, it is considered that very special circumstances exist that outweigh the harm by reason of inappropriateness in this case.

With regard to the impact on residential amenity, the adjacent property at No.131 is situated significantly further forward in its plot and is separated by an accessway leading to the recreation ground to the rear. The proposals would not, therefore, result in any significant loss of light, privacy or outlook to this 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

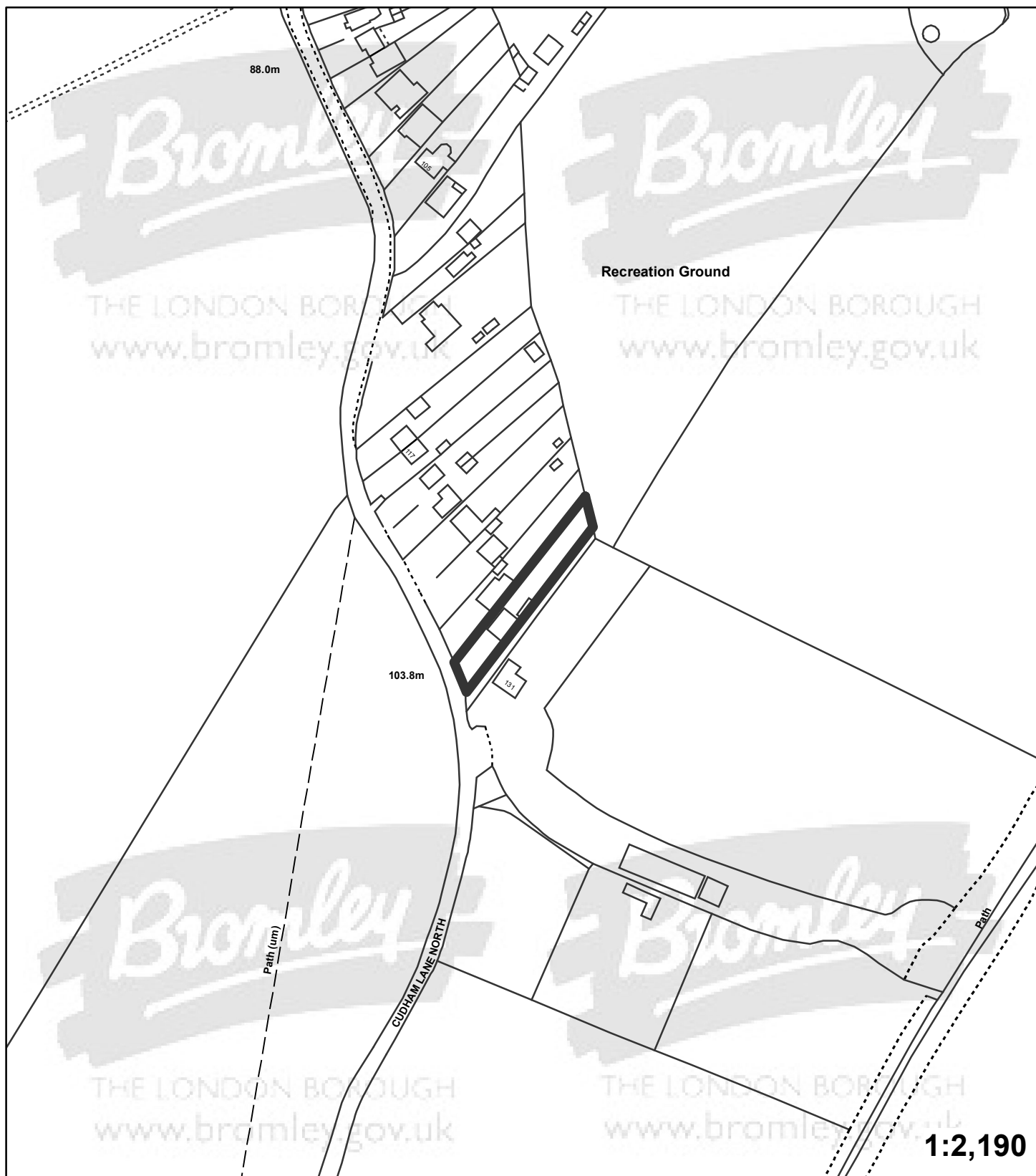
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACH27
ACH27R | Arrangements for construction period
Reason H27 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:14/03037/FULL6

Address: 129 Cudham Lane North Orpington BR6 6BY

Proposal: Single storey side extension and conversion of garage to habitable accommodation



"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 : 14/03278/FULL1

Ward:
Bromley Town

Address : Blyth Wood Park 20 Blyth Road
Bromley BR1 3TN

OS Grid Ref: E: 539789 N: 169642

Applicant : Mr R Pooke

Objections : YES

Description of Development:

Fence and gates fronting Bracken Hill Lane
PART RETROSPECTIVE

Key designations:

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

Proposal

The application seeks permission for fence and gates fronting Bracken Hill Lane.

The gate would be positioned 6 metres from Bracken Hill Lane and approximately 11 metres from the northern boundary of the site. To the southern side of the gate, the 1 metre high wall would be retained for a length of approximately 1 metre, and to the northern side of the gate, the 1 metre high wall would be retained for a length of approximately 6 metres.

Location

The site is located to the eastern side of Bracken Hill Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 12 letters of objection were received, summarised as follows:

- the proposed access is located at a dangerous point on the road.
- the wall and fence would block views of the driver exiting the site.

- would lead to increased parking in the Lane.
- trees on the site have been removed.
- some of the work has already been undertaken on site.
- the access is not intended for the use of the single dwelling. The applicant intends to create a number of flats.
- the fence is excessively dominant in the streetscene.
- the access is unnecessary.

Comments from Consultees

Highways Department:

The proposed vehicular access to a flat and gym is from Bracken Hill Lane, which is a cul-de-sac:

“I would not have an objection to the application for a fence only, ie. without a gate and a crossover”.

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

SPG1 General Design Principles

SPG2 Residential Design Guidance

Planning History

98/00340/FUL - Change of use of first floor leisure centre from offices to one residential self-contained flat. Conditional permission. Not implemented.

98/03273/FUL - Change of use of first floor of leisure centre from offices to 1 two bedroom flat with elevational alterations including dormers to north and south elevations, replacement of part roof on west elevation by glazed conservatory with projecting balcony. Conditional permission. Implemented.

99/01840/FUL - Additional rooflights and formation of open balcony within roof space on west facing elevations to new flat on first floor of leisure centre granted under application 98/3273. Conditional permission. Implemented.

14/03230/FULL1 - Formation of vehicular access. Pending consideration.

14/03400/FULL6 - Change of use of ground and first floor from sports hall (use class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling. Pending 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 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.

With regard to the impact of the proposal on the character of the area, this side of Bracken Hill Lane is characterised by a relatively unbroken expanse of brick wall and fencing, behind which is sited a number of mature trees. It is understood that some of the fencing in place is that which retrospective approval is sought for under this current application. It is also noted that objections have been raised by the neighbouring properties regarding the removal of these trees, however the submitted plan does not indicate the felling of any trees. The alterations to the fencing and the proposed gate are not considered to adversely impact on the character of the area, as fencing is not an uncommon feature in the wider street scene, the entrance gate would be set back in the site and the existing trees, which contribute positively to the character of the street, would remain in place. As such, no objections are raised to the proposal in this regard.

Furthermore, given the nature of the proposal, it is considered that there would be no adverse impact on the amenities of the neighbouring residential properties.

Having had regard to the above, it is considered that the proposed would not have a detrimental impact on the character of the area or result in a loss of amenity to local residents.

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

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

Application No : 14/03338/FULL2

Ward:
Biggin Hill

Address : 16 - 18 Rosehill Road Biggin Hill TN16
3NF

OS Grid Ref: E: 541352 N: 158757

Applicant : Mr Roger Spikesman

Objections : YES

Description of Development:

Change of Use application from Class D2 (Fitness Centre / Gym) to Class A1 (Retail Use)

Key designations:

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

Proposal

- The unit is a double-fronted commercial unit, with a current lawful use of Class D2 (fitness centre/gym).
- The proposal seeks change of use from Use Class D2 to Use Class A1 to provide a retail use. The units were historically in retail use, and in February 2001 permission was granted under ref. 00/03365 from retail (Class A1) to fitness centre (Class D2).
- The current application is therefore seeking to return the units to their original Use Class A1 (Retail) use.

Location

The application site is located within a parade of commercial units accessed from the northern side eastern side of Rosehill Road and the flank elevation of the unit can also be accessed via the eastern side of Kings Road.

Comments from Local Residents

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

- fitness centre has become a very useful facility to the local community over the years;
- changing the use to retail like they were before will add nothing to the area - there are already empty shops that can't be let;
- previous retail use failed due to insufficient custom and stood empty for 5 to 6 years;
- the gym at Charles Darwin School is only open to the public before and after school hours and is half the size of the application site;
- presence of a gym at this site with a glass frontage prevents anti-social behaviour and provides a sense of security for evening shoppers;
- local residents use the gym for health reasons;
- if this use was lost it may lead to a strain on local social services due to people being unable to maintain their health at the gym;
- question what type of retail unit will move into this site;
- would be a shame to see this gym forced to close just because of the change of use application;
- no objection provided it does not try to sell the same items as other shops in this parade;
- the premises in question has issues of access and parking;
- before the gym occupied the site, the unit was empty and derelict, boarded up with all that is associated with such a condition - graffiti, squatting, etc.

Comments from Consultees

Council's Highways Engineer stated that the site is within a low PTAL area (2), there is no parking associated with the site, and it is not clear where the servicing will take place for the site.

Clarification was sought from the Agent regarding these matters and the response provided can be summarised as follows:

Servicing of the Shop Units

The shop units along the subject section of the precinct - i.e. shops 12, 14, 16 and 18 Rosehill Road have use of Kings Road and the rear service area behind the shops for delivery purposes.

Please see photograph (Figure 1) in document (on the main planning file).

16 and 18 Rosehill Road has use of these locations for delivery purposes.

Parking Provision

Parking facilities are located on both Rosehill Road and Kings Road within the immediate vicinity of the shopping precinct.

Please see the map (on the main planning file).

Shops within the precinct have approximately 10 spaces along Rosehill Road for public use and on street parking on Kings Road.

Photographs have been enclosed to show these locations.

Bus services start and finish adjacent to the shopping precinct on Kings Road which provides further transport for shoppers.

A number of customers will also visit the shops on foot given the proximity of a large number of households.

There will therefore be a limited number of visitors to the location which are car borne.

Planning Considerations

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

- BE1 Design of New Development
- T3 Parking
- C1 Community Facilities
- C4 Health Facilities

The National Planning Policy Framework

Planning History

The units were originally in Class A1 (retail) use. In 2001, planning permission was granted for the change of use of the premises from Class A1 to fitness centre (Class D2) under ref. 00/03365.

Conclusions

There are a number of small shops and a take-away restaurant located in the immediate vicinity of the site. Whilst it is acknowledged that many local residents believe the existing gym use to be a thriving business and of much benefit to the local community, the application has been submitted to reinstate the previous, and original, use of the unit as an A1 retail use and it therefore must be assessed on the basis of adopted policy.

The agent has confirmed that there will be no changes to the external appearance of the property, the proposal does not involve any increase in the current building floor area, and that the proposal is purely changing the use of the unit back to its historical use as it was prior to 2001. Therefore the proposed use is not considered to have a detrimental impact upon the character or vitality of the area.

No car parking provision is provided as part of this proposal, but this represents no change from the existing position. There are some public car parking spaces to the

front of the site along Rosehill Road, and there is also on-street car parking provision along Kings Road.

The proposal will not alter the elevations of the property, so there would be no impact upon the character of the host building nor upon the streetscene as a whole, and it is also not expected to have an adverse effect on neighbouring residential amenities.

In terms of Policy S4 regarding local centres, it is considered that the proposed change of use to a retail unit would complement the shopping function of the area, and is therefore acceptable.

Background papers referred to during production of this report comprise all correspondence on the files refs. 00/03365 and 14/03338 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

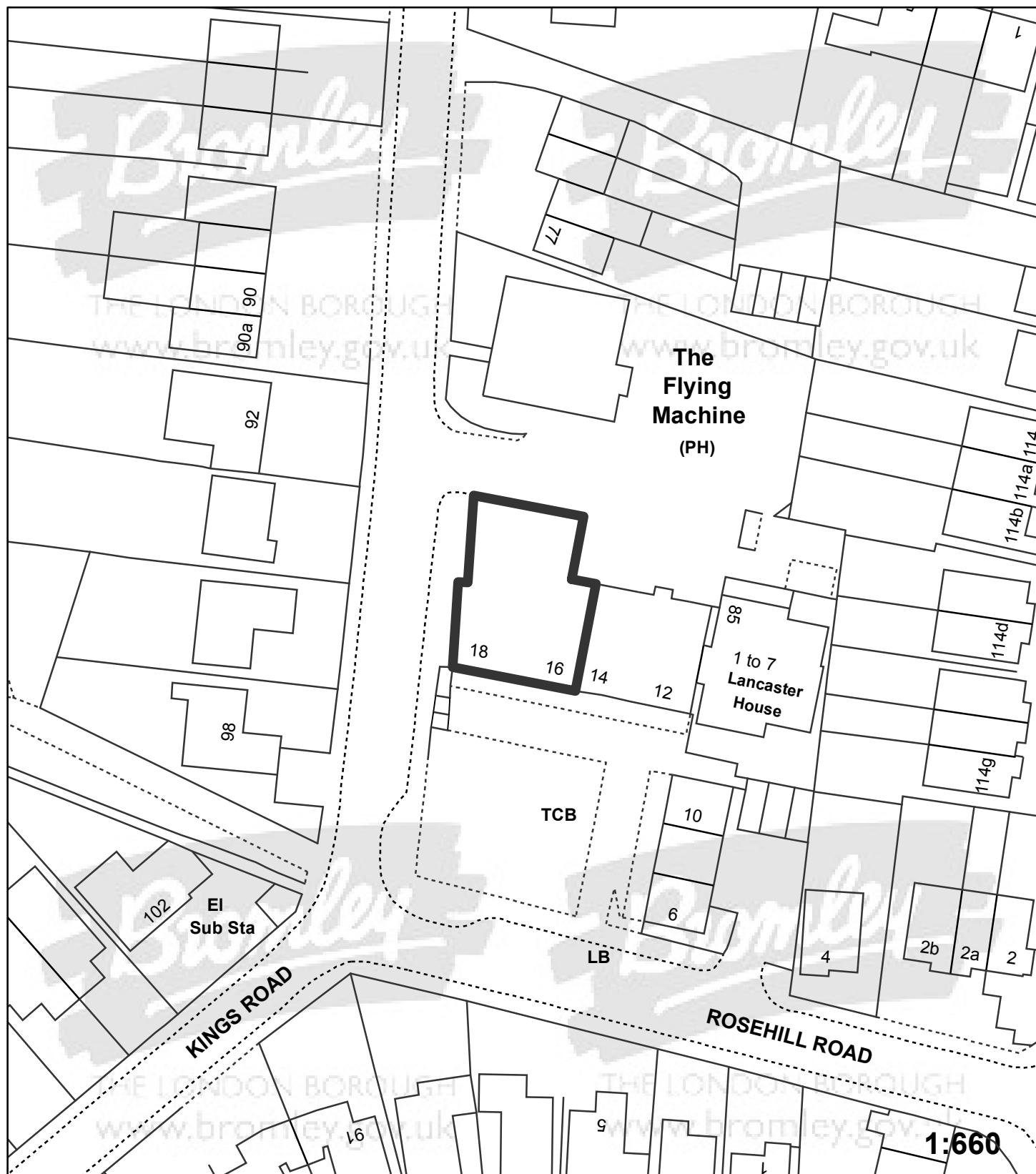
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
 ACK05R K05 reason
- 3 The use shall not operate before 06:00 hours and after 23:00 hours Monday to Saturday and before 0700 hours and after 2100 hours Sundays and Bank Holidays.
 ACJ06R J06 reason (1 insert) BE1

Application:14/03338/FULL2

Address: 16 - 18 Rosehill Road Biggin Hill TN16 3NF

Proposal: Change of Use application from Class D2 (Fitness Centre / Gym) to Class A1 (Retail Use)



"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 : 14/03400/FULL1

Ward:
Bromley Town

Address : Blyth Wood Park 20 Blyth Road
Bromley BR1 3TN

OS Grid Ref: E: 539789 N: 169642

Applicant : Mr R Pooke

Objections : NO

Description of Development:

Change of use of ground and first floor from sports hall (Use Class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling and new vehicular access on to Bracken Hill Lane

Key designations:

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

Proposal

The application seeks permission for the change of use of the ground and first floor from sports hall (Use Class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling and new vehicular access onto Bracken Hill Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no letters have been received.

Comments from Consultees

Highways Department:

The proposed vehicular access to a flat and gym is from Bracken Hill Lane, which is a cul-de-sac.

“I would not have an objection to the application for a crossover as the application is for change of use of the building to residential and not for dual use as a gym and a flat”.

A house on its own would not generate additional traffic on this quiet residential road. The access, because of its proposed use as a house, will not interfere with the free flow of traffic and will not be detrimental to highway safety.

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
H12 Conversion of non-residential buildings to residential use.
C1 Community facilities
SPG1 General Design Principles
SPG2 Residential Design Guidance

98/00340/FUL - Change of use of first floor leisure centre from offices to one residential self-contained flat. Conditional permission. Not implemented.

98/03273/FUL - Change of use of first floor of leisure centre from offices to 1 two bedroom flat with elevational alterations including dormers to north and south elevations, replacement of part roof on west elevation by glazed conservatory with projecting balcony. Conditional permission. Implemented.

99/01840/FUL - Additional rooflights and formation of open balcony within roof space on west facing elevations to new flat on first floor of leisure centre granted under application 98/3273. Conditional permission. Implemented.

14/03230/FULL1 - Formation of vehicular access. Pending consideration.

14/03278/FULL1 - Fence and gates fronting Braken Hill Lane (part retrospective). Pending 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 application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The application proposes the conversion of the ground and first floor of the building to residential use, to form part of the existing dwelling located on the second floor

of the building. The existing ground and first floor of the building has a lawful use as a leisure centre for residents of Blyth Wood Park. Policy H12 of the Unitary Development Plan states that the Council will permit the conversion of genuinely redundant office and other non-residential buildings to residential use, particularly above shops, subject to achieving a satisfactory quality of accommodation and amenity. Policy C1 also states that, in most circumstances, planning permission will not be granted for proposals that would lead to the loss of community facilities.

With regard to the principle of the conversion of the ground and first floors of the building to residential use, Policy H12 requires the applicant to demonstrate that the premises are genuinely redundant. A supporting email has been submitted from the director of Blyth Wood Park management company, which sets out the history of the leisure centre, specifically that it has only ever been in use exclusively for the residents of Blyth Wood Park and has not been open to the general public. In light of this information, it is considered that the existing use of the building does not constitute a community facility in terms of UDP Policy C1. The supporting email then goes on to explain that the leisure centre was funded and maintained through the service charge imposed on the leaseholders of the Blyth Wood Estate, however in 2005 the decision was made by the leaseholders and management company to close the leisure centre as it has become prohibitively expensive to keep open. The freehold of the building was then sold to the applicant earlier in 2014. The submitted information is considered to demonstrate that it was not viable for the building to be retained as a leisure centre to serve the residents of Blyth Wood Park and that the building is therefore a genuinely redundant facility. Given this, it is considered that the conversion of the building to residential use is acceptable in principle.

The application does not propose any external alterations to the appearance of the building, however the application does incorporate the formation of a vehicular access and the erection of associated fencing and gates. With regard to the highway safety implications of creating a new access from Bracken Hill Lane to serve the existing building, the Highways Engineer has raised no objection to the proposal, given that it will serve one dwelling and not a dwelling and a leisure centre. With regard to the impact of the erection of the fencing and gates on the character of the area, this side of Bracken Hill Lane is characterised by a relatively unbroken expanse of brick wall and fencing, behind which is sited a number of mature trees. It is noted that objections have been raised by the neighbouring properties regarding the removal of these trees, however the submitted plan does not indicate the felling of any trees. The access would create an opening in the existing fencing, approximately 5 metres wide. However it is not considered that this would adversely affect the character of Bracken Hill Lane, as vehicular accesses are not uncommon features in the wider street scene and the existing trees which contribute positively to the character would remain in place. As such, no objections are raised to the proposal in this regard.

Furthermore, given the nature of the proposal and that no external changes to the building are proposed, it is considered that there would be no adverse impact on the amenities of the neighbouring residential properties. In addition, the relationship of the building with the surrounding properties is such that the

conversion would not result in an unacceptable level of overlooking of any neighbouring dwelling.

Having had regard to the above, it is considered that the proposed would not have a detrimental impact on the character of the area or result in a loss of amenity to local residents.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACI01 Restriction of all "pd" rights

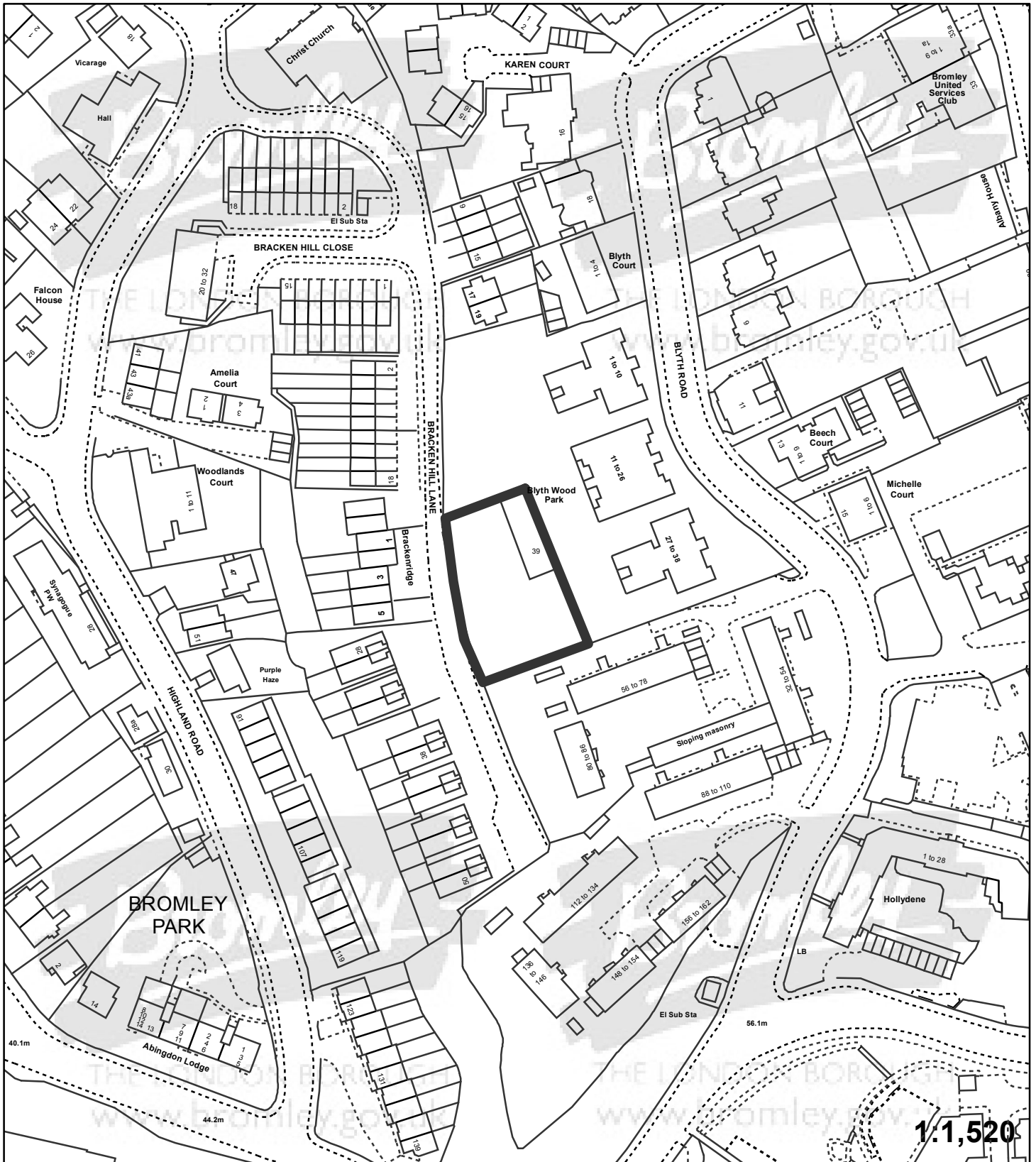
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to prevent and overdevelopment of the site in the interest of the visual and residential amenities of the area and neighbouring residents.

- 3 ACH11 Visibility splays (new buildings) (3 in) . 43m x 2.4m x
 43m 1m
- ACH11R Reason H11
- 4 ACK01 Compliance with submitted plan
- ACC03R Reason C03

Application:14/03400/FULL1

Address: Blyth Wood Park 20 Blyth Road Bromley BR1 3TN

Proposal: Change of use of ground and first floor from sports hall (use class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling and new vehicular access on to Bracken Hill Lane



"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 : 14/03540/FULL6

Ward:
Bromley Common And
Keston

Address : 51 Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541515 N: 164497

Applicant : Mr And Mrs Mace

Objections : NO

Description of Development:

First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy

Key designations:

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

Proposal

The application seeks permission for a first floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy.

The first floor front extension will sit above an existing ground floor front extension to the western side of the property and will project 2.29m in depth. It will be set in from the flank wall of the main house and retain a distance of 1.3m to the side boundary with No. 49. The first floor front extension will have a pitched roof which will extend to the height of the main roof and adjoin the new roof for the part two storey/first floor front/side extension. The part two storey/first floor front/side extension will be located to the eastern side of the property and will infill an area at ground floor, 1.51m in length and 2.655m in width. The first floor element of the extension will extend above this and the existing single storey element for a length of 6.015m. The extension will project at two storey level in line with the existing main front and side building lines of the property, and will retain a distance of 1m to the side boundary with No. 53.

The single storey rear extension will project in line with the existing flank wall to the west of the property for a depth of 3.5m and a width of 4.4m. A distance of 0.9m will be retained to the western side boundary and approximately 5.4m to the

eastern side boundary. The extension will have a flat roof approximately 3.2m in height with a roof light projecting another 0.7m above the flat roof, when scaled from the submitted drawing.

The proposal also includes a new pitched roof front porch canopy above the main entrance door.

Location

The application site is a two storey detached property on the northern side of Lakes Road, Keston. The property lies to the end of the road, close to where Lakes Road leads round onto Keston Avenue. This section of the road consists of a mainly detached properties, whilst the remainder of the road is predominantly terraced.

Comments from Local Residents

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

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

Comments from Consultees

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
H9 Side Space

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

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

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

Planning History

Under ref. 97/00234, planning permission was granted for a single storey front extension. A further permission, under ref. 05/00601 was granted for 1.1m high railings on the flat roof of the single storey front extension.

Under ref. 03/01740, planning permission was granted for a first floor front extension and pitched roof over existing single storey side 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 proposed first floor front extension, will sit above a previous single storey front extension granted under ref. 97/00234. It is also noted that permission was granted under ref. 03/01740 for a first floor front extension and pitched roof over existing single storey side extension. Accordingly, the property has already been previously extended forward of its original building line. The existing property has a stepped front building line, due to these previous extensions. As such the proposed first floor front extension and part two storey/first floor front/side extension will create a uniform front building line across the property. Furthermore, the proposed extension which has a pitched roof at a similar angle to the existing main roof of the property, will extend across the whole property and above the proposed part two storey/first floor front/side extension. Member's may consider that this will create a more cohesive appearance to the host dwelling than currently exists, whilst remaining in keeping with the general design of the original dwelling.

It would appear that there is no specifically established front building line for this section of the road, with the existing front extensions at the host dwelling sitting further forward than No. 49, but at a similar line to No. 51A. Therefore, whilst the first floor front extension will project further forward than the neighbouring property to the west (No. 49), Members may consider that the modest depth of the extension and the separation to the boundary of approximately 1.3m is considered to adequately safeguard the amenities of this neighbouring property in terms of light and outlook.

The existing single storey front extension is set in from the western flank wall of the main property. As such the proposed first floor extension will also be set in and will retain a side space to the western boundary of approximately 1.3m. However, the main western flank wall of the property benefits from an existing side space of only 0.9m and as such the proposed first floor front extension would not fully comply with policy H9, which requires a minimum of 1m side space for the full height and length of that flank wall. The principle objective of policy H9 is to prevent cramped development and to safeguard the amenities of the neighbouring properties. In this instance, given the separation of the extension to the side boundary and the overall visual appearance, Member's may consider that there would not be any detrimental impact to the streetscene or the neighbouring property, and as such the objectives of H9 have been adequately achieved.

The part two storey/first floor front/side extension will be constructed to the east side of the property. It will project in line with the front of the existing front extensions and will not project any further to the side than the existing single storey side extension. The property to the east (No. 51A) sits further forward than the host dwelling and as such the extension will not project forward of the front building line

of this neighbouring property. The extension will project 6.015m in length and will have a pitched roof set below the main ridge height of the existing roof. A 1m side space is indicated between the flank wall of the extension and the eastern side boundary, and as such this element of the extension is considered to be compliant with policy H9. Additionally, there are no windows proposed in the flank wall of the extension. As such, Member's may consider that the proposed part two storey/first floor front/side extension will not cause any significant impact to the amenities of the neighbouring property at No. 51A, nor will it harm the visual appearance of the host dwelling or streetscene in general.

The single storey rear element of the proposal will extend to the rear of the property by 3.5m.. It will have a flat roof to a height of approximately 3.2m, with a rooflight to a maximum height of 3.9m. The extension will be 0.9m from the western side boundary with No. 49 and approximately 5.4m from the eastern side boundary with No. 51A. There are no windows or doors proposed in the western flank wall. A set of patio doors are proposed in the eastern flank wall which will face into the rear garden of the host dwelling. Given the height and depth of the proposed extension and the separation to the neighbouring properties, Member's may consider that the proposed rear extension would be unlikely to give rise to a significant impact to the neighbouring properties.

The proposed new front porch canopy will replace an existing wooden canopy. It will have a pitched roof and will project approximately 0.6m from the front wall of the property above the main entrance door only.

Having had regard to the above, Member's 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 host dwelling or area in general.

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

RECOMMENDATION: PERMISSION

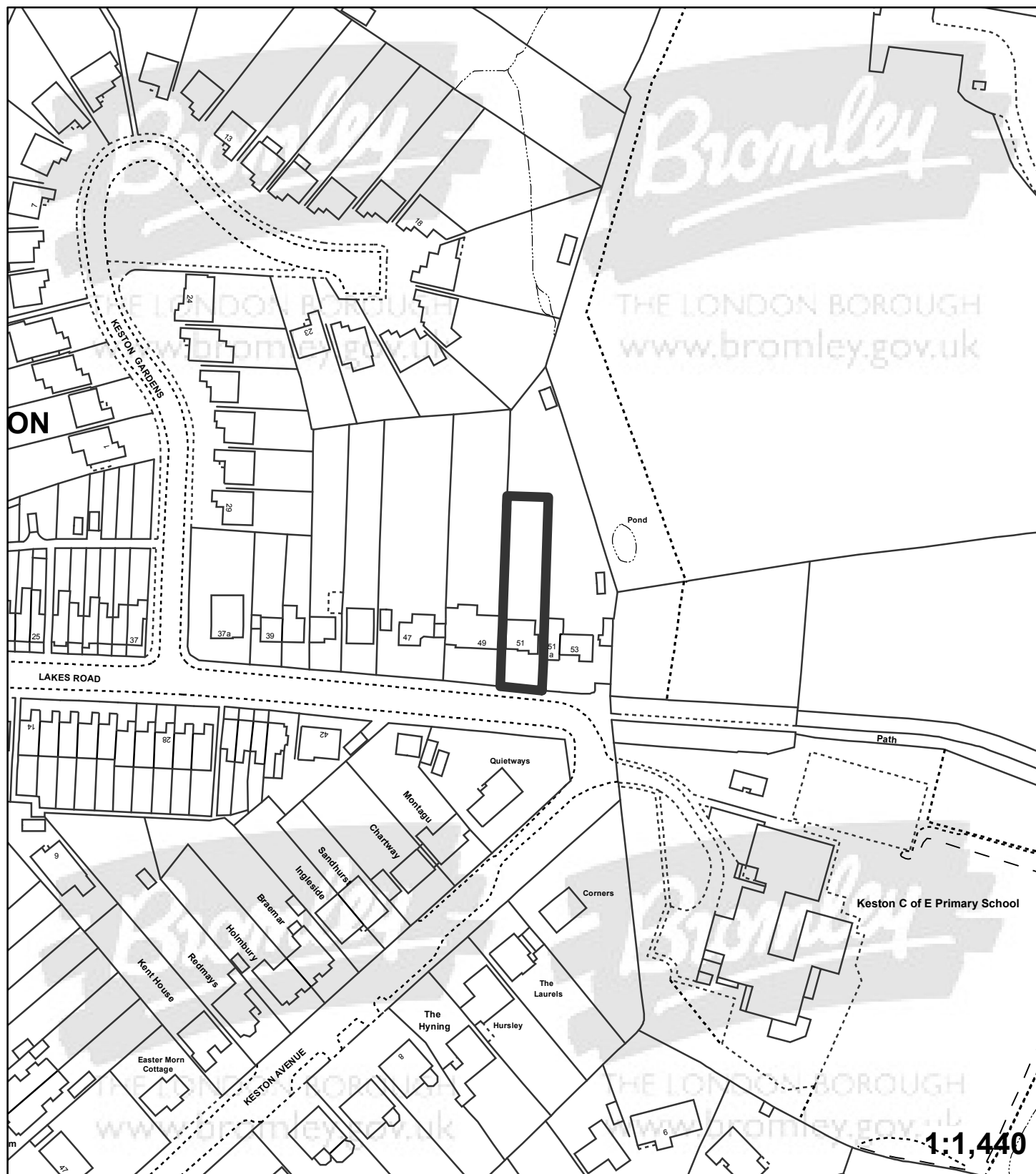
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI09
ACI09R | Side space (1 metre) (1 insert) eastern
Reason I09 |
| 4 | ACI13
ACI13R | No windows (2 inserts) flank extensions
I13 reason (1 insert) BE1 |
| 5 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

Application:14/03540/FULL6

Address: 51 Lakes Road Keston BR2 6BN

Proposal: First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch canopy



"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 : 14/03700/FULL6

Ward:
West Wickham

Address : 294 Pickhurst Rise West Wickham BR4
0AY

OS Grid Ref: E: 539354 N: 166567

Applicant : Mr R Cracknell

Objections : YES

Description of Development:

Part one/two storey rear extension with steps and garden terrace, formation of vehicular access and hardstanding.

Key designations:

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

Proposal

The application seeks permission for a part one/two storey rear extension with steps/garden terrace, formation of vehicular access and hardstanding. The single storey element of the rear extension will project 3.39m in depth for the full width of the property. It will project along the boundary with No. 296 and will retain a distance of 1.078m from the boundary with the neighbouring property at No. 292. The single storey element will have a flat roof with a height of approximately 3m when measured from the existing raised patio level, and a roof light which will project approximately a further 0.6m, when scaled from the submitted drawings. The two storey element of the rear extension will project 2.015m in depth for a width of 3.001m. It will retain a distance of 2.739m to the side boundary with No. 296 and 1.078m to the side boundary with No. 292. No windows are proposed in the flank elevations of the part one/two storey rear extension.

The application proposes steps from the rear extension to the garden to a maximum height of approximately 0.7m and a maximum depth of 1.4m and a garden terrace of approximately 0.4m in height and 3.4m in depth.

The application also proposes a front vehicular access to the site, maximum of 4.8m in width, fronting Pickhurst Rise. An area of hardstanding is also proposed at

the front of the property to provide two car parking spaces. Two areas of soft landscaping will be retained in the space immediately in front of the property.

Location

The application site is a two storey semi-detached property on the southern side of Pickhurst Rise, West Wickham. The surrounding properties are residential in nature and consist of semi-detached and terraced properties set within medium sized garden plots.

Comments from Local Residents

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

- loss of light to garden/patio
- loss of natural light would impact on health
- no other extensions like this in the area
- out of character with other properties in the vicinity
- disruption of existing and proposed works
- scaffolding on neighbouring property
- overbearing

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

Comments from Consultees

The Council's Highways Engineers raise no objection.

At the time of writing the report no comments have been received from the Council's Streetscene and Greenspace division. These will be updated verbally at the meeting.

Planning Considerations

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
- T11 New Accesses
- T18 Road Safety

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

Under ref. 14/01769, a Certificate of Lawfulness was granted for a loft conversion with hip to gable extension, rear dormer and front roof lights.

Under ref. 14/01725, planning permission was refused for a part one/two storey rear extension with steps/garden terrace, front vehicular access and hardstanding. The reason for refusal was as follows;

'The proposed rear extension would, by reason of its height, depth and proximity to the adjoining property, result in an unneighbourly and over bearing form of development resulting in a loss of residential amenity in terms of light and outlook. The proposal is therefore considered contrary to Policy BE1 of the Unitary Development Plan.'

Conclusions

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

A recent application for a similar scheme was refused due to the cumulative impact of the height, depth and proximity to the adjoining property of the rear extension. This current scheme has reduced the depth of the single storey element of the extension by 0.5m, to a depth of 3.39m. The height and location of the extension, including the first floor element, remains as previous. The first floor element will be 2.015m in depth and will be set away from the adjoining neighbour at No. 296 by 2.739m with the height of the roof set below the ridge height of the roof of the main property. The two storey extension will be 1.078m from the boundary with the neighbouring property to the west (No. 292).

Objections have been received from the occupiers of both neighbouring properties (Nos. 292 and 296). Whilst the comments regarding the disruption of the works and the location of the scaffolding are noted, these are not a matter which can be considered as part of the planning application. Further comments are noted with specific regards to the overbearing nature of the extension which is out of character with the area and to loss of light. However, whilst it is noted that the only change to this current proposal, from the previously refused scheme, is the reduction in depth of the single storey element, Member's may consider that on balance, this reduction of 0.5m to a depth of 3.39m for the single storey element of the proposal is significant enough to overcome the previous reason for refusal.

With regards to the proposed steps to the rear and garden terrace, Member's may consider that the height and depth are acceptable and would not cause any significant impact to the amenities of the neighbouring properties.

The application also proposes a front vehicular access fronting Pickhurst Rise. An area of hardstanding is also proposed at the front of the property to provide two car parking spaces, with soft landscaping also indicated within the frontage. Given that the Highways Planning Department have no objection to the proposed creation of the vehicle crossover, it is considered that the formation of a vehicular access is acceptable and would not to create a road safety hazard or result in any interference with existing pedestrians, cyclists and other road users. Accordingly, Members may consider that the proposed access is therefore compliant with Policies T11 and T18 of the UDP.

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 files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

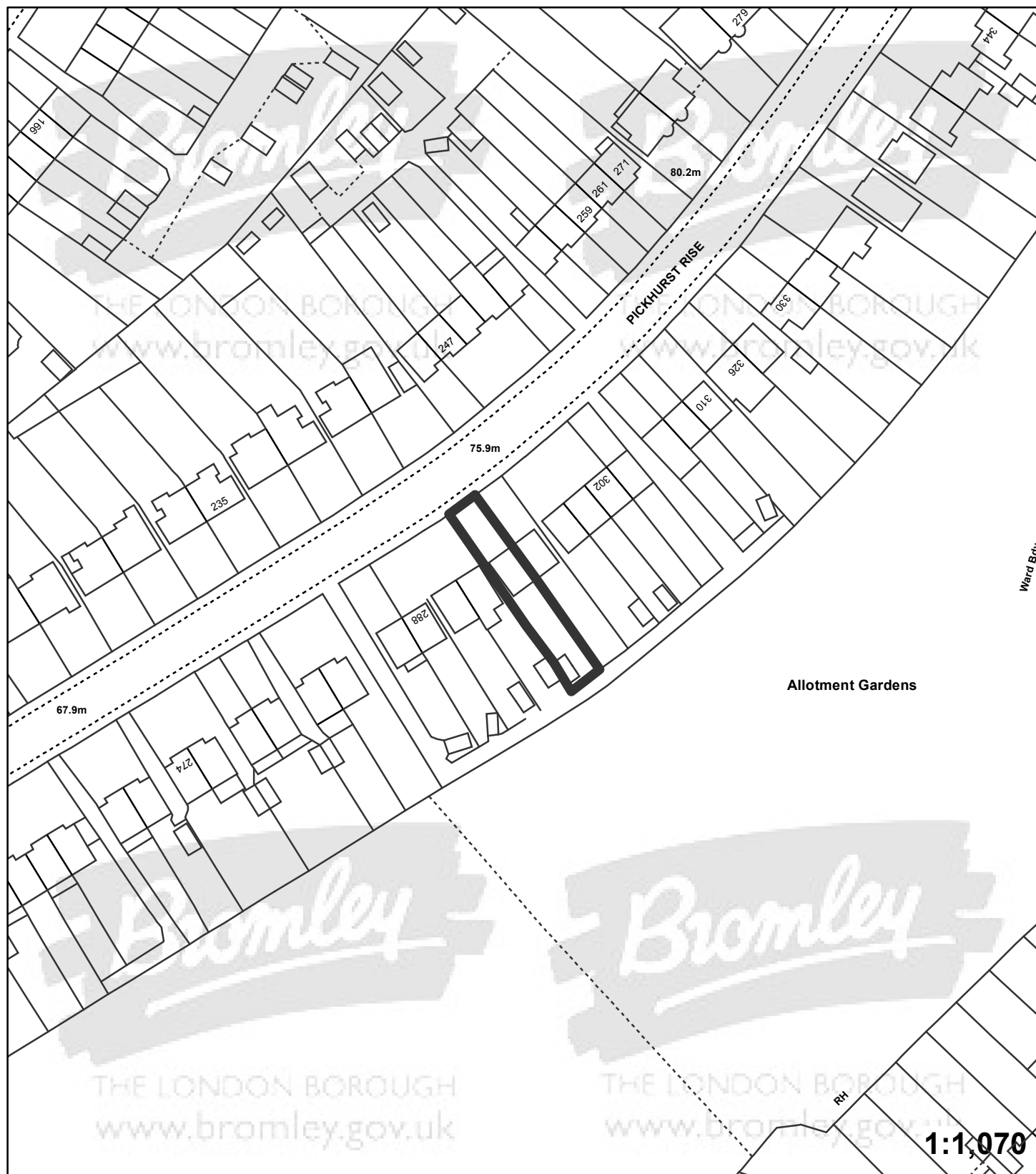
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI13 | No windows (2 inserts) flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:14/03700/FULL6

Address: 294 Pickhurst Rise West Wickham BR4 0AY

Proposal: Part one/two storey rear extension with steps and garden terrace, formation of vehicular access and hardstanding.



"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 : 14/03822/FULL1

Ward:
Petts Wood And Knoll

Address : 7A Station Square Petts Wood
Orpington BR5 1LY

OS Grid Ref: E: 544498 N: 167693

Applicant : Mr & Mrs Coling

Objections : YES

Description of Development:

Conversion of upper floor maisonette to form 1 two bedroom and 1 one bedroom flats and rooflights at rear

Key designations:

Conservation Area: Station Square Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

Primary Shopping Frontage

Proposal

Planning permission is sought to sub-divide the existing upper floor maisonette to provide the following:

- 1x two bedroom flat (67m² GFA)
- 1x one bedroom flat (52m² GFA)

The application seeks to address the recent grounds of refusal for a similar application (ref. 14/02848) which proposed 2x two bedroom units.

Location

The property lies within Station Square Petts Wood Conservation Area. At present the property is one dwelling, although a kitchen and bathroom is shown on both floors.

Comments from Local Residents

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

- second application following refusal under ref. 14/02848
- still have concerns
- concerned that dwelling will be divided into 2
- could lead to substandard, cramped living accommodation
- poor access and amenity space
- contrary to Policy BE11 as fails to respect layout of existing buildings
- result in over-intensive use of the property
- similar proposal refused under ref. 07/02287 at No.23 Station Square
- will set precedent for future proposals

Comments from Consultees

Highways- no objections raised

Environmental Health (Housing)- No objections raised in principle

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
 BE11 Conservation Areas
 H11 Residential Conversions

The London Plan (2011) policies:

3.3 Increasing Housing Supply
 3.5 Quality and Design of Housing Developments (inc. Table 3.3 Minimum space standards for new development)

Mayor's Housing SPG

The National Planning Policy Framework (NPPF)

Planning History

Planning permission was recently refused under ref. 14/02848 for the Conversion of upper floor maisonette to form 2 two bedroom flats and rooflights at rear. The application was refused for the following reason:

"The proposed second floor flat constitutes a cramped and over-intensive use of the property, resulting in accommodation that fails to meet the minimum space standards for residential accommodation as set out in the Mayors Housing Supplementary Planning Guidance; and an unsatisfactory living environment for future occupiers thereby contrary to Policies BE1 and H11 of the Unitary Development Plan, and paragraph 3.5 of the London Plan."

Planning permission was granted under ref. 99/00597 for replacement window to front and rear elevations.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties. It is also important to consider whether the resulting accommodation would result in a satisfactory quality of accommodation and amenity for future occupiers.

Policy H11 states that planning permission for the conversion of a single dwelling into two or more self-contained units will be permitted provided that the amenities of neighbouring dwellings will not be harmed; the resulting accommodation will provide satisfactory living environment; would not affect off-street parking and the proposal would not lead to a shortage of medium or small sized family dwellings.

The Council's Environmental Health (Housing) Officer previously raised concerns regarding the proposed flat sizes under ref. 14/02848. The London Plan paragraph 3.5 , details outlined in Table 3.3 and the Mayor's Housing SPG, although the proposed first floor flat may have adequate floor area and room sizes, the proposed second floor flat previously appeared to be sub-standard in size. The current proposal has attempted to overcome the previous grounds of refusal by reducing the number of bedrooms in the first floor flat. The Mayor's Housing SPG requires a minimum internal area for 2 bedroom 3 person flat of 61sq.m, with the proposed flat on the first floor being approximately 67sq.m. The second floor flat which is now a 1 bedroom 2 person flat has a proposed floorarea of 52sq.m which now complies with the Mayor's minimum standard of 50sq.m. All the proposed bedrooms now meet the minimum requirement of 8sq.m for single bedrooms and 12 sq.m for double bedrooms. Whilst the concerns from the residents association have been taken into account, on the basis of the information above, Members may consider that the resulting accommodation will provide satisfactory living environment for future occupiers.

There are 2 rooflights proposed at the rear of the building which will not be highly visible from the streetscene, they are therefore not considered to have a detrimental impact upon the conservation area. A balcony area is shown on the existing and proposed drawings. The Environmental Health Officer has suggested that a condition be added to ensure a safely fenced or guarded amenity space. If Members are minded to grant planning permission, a suggested condition has been attached to the report.

Background papers referred to during production of this report comprise all correspondence on the files ref. 14/02848 and 14/03822 as 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 Details of a means of safety guard for the existing balcony shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.
Reason: In order to comply with Policy H11 of the Unitary Development Plan and in the interest of safety for future occupiers.
- 3 ACK01 Compliance with submitted plan
ACK05R K05 reason

INFORMATIVE(S)

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

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

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

Application:14/03822/FULL1

Address: 7A Station Square Petts Wood Orpington BR5 1LY

Proposal: Conversion of upper floor maisonette to form 1 two bedroom and 1 one bedroom flats and rooflights at rear



"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 : 14/03865/MATAMD

Ward:
Penge And Cator

Address : 14 Anerley Station Road Penge London
SE20 8PY

OS Grid Ref: E: 534681 N: 169887

Applicant : Wickes Anerley

Objections : NO

Description of Development:

Minor material amendment to ref. 14/00957 (Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works) to create mezzanine floor area.

Proposal

A variation of condition 6 of planning permission ref. 14/00957 is sought in order to introduce a 458sqm mezzanine floor. A re-positioned fire door is also proposed to the north-east elevation.

Permission was granted under ref. 14/00957 for the refurbishment of the existing building and introduction of a Class A1 element to create a mixed use Class B8/A1 operation with the intended occupiers being Wickes and Toolstation comprising:

- A total of 50 parking spaces including 3 disabled spaces, 6 van spaces and 2 car and trailer parking spaces
- The eastern access will be blocked up and an enlarged entrance/exit will operate from Anerley Station Road
- Landscaping with retaining wall and trolley bay to east of the store entrance
- Acoustic fencing to the western boundary
- Cycle provision for 8 cycles
- Recladding of the front elevation
- Roof cladding with rooflights
- The removal of the existing canopy to the front elevation
- Relocation of entrance and new external signage (subject to a separate future application)

Condition 6 of this permission states:

"The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning

permission unless previously agreed in writing by the Local Planning Authority.

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

Location

The proposal site is situated to the southern edge of Anerley Station Road opposite Anerley Station to the west and comprises a large warehouse building measuring some 2,400 square metres set within an irregular shaped plot. Parking is provided within a dedicated parking area to the west of the site and accessed from two points on Anerley Station Road, with such accesses also providing means of delivery. The site is slightly higher to the north with a retaining wall being present. The site is within the Oakfield Road Business Area.

The south of site is bonded by Minden Road, which is outside the business area, and features residential properties. To the east is a Methodist church, whilst to the northern edge of Anerley Station Road are residential properties and 1 Oakfield Road, a Class B8 storage building.

Comments from Local Residents

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

Comments from Consultees

No consultations were undertaken.

Planning Considerations

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

- BE1 Design of New Development
- EMP4 Business Areas
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T18 Road Safety

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

- 4.4 Managing Industrial Land and Premises
- 5.2 Minimising Carbon Dioxide Emissions
- 5.7 Renewable Energy

- 5.13 Sustainable Drainage
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework

Planning History

78/01748 Permission granted for the erection of the existing building for the use of Class X and/or as cash and carry depot. Under the 1972 Use Classes Order it is considered that this Class corresponds to the current Class B8 use whilst a cash and carry is Sui generis. As such the current lawful use of the site would appear to be as a mixed Class B8/Sui Generis (cash and carry).

14/00957 Permission granted 11/06/2014 for the refurbishment and part change of use of the existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works.

14/00957 Non-material amendment granted 23/09/2014 for alterations to the south west elevation are to remain as existing, internal staff amenity block to stay in its existing position, minor changes to the north west elevation, removal of approved bollards at the front of the store and two additional roof lights to be added as part of the refurbishment of the roof.

Conclusions

Policy EMP4 seeks to maintain Business Areas for Class B1, B2 and B8 uses and states within the supporting text that proposals outside of these uses will not normally be permitted. However, the existing lawful use has established a mixed use for the premises that has the facility to offer an element of Class A1 retail sales. The applicant's position is such that the proposed use, whilst featuring a retail offer, is predominately a business use that serves local tradesmen and builders with the majority of sales being to this market. The extant permission has established that the approved mixed use of the premises would not result in an unacceptable use within this Business Area. As such the principle of development has been established and it falls to be considered as to the acceptability of the proposed mezzanine.

The existing building features a 186sqm mezzanine that is to be replaced and as such there will be a net increase of 297sqm, or 18% of the total floorspace. The mezzanine provides commercial floorspace in addition to a manager's office, a general office, a storage room, and a staff canteen. This are considered ancillary to the overall use and were previously located to the ground floor together with ancillary changing facilities, in their place is an enlarged ground floor area and an enlarged warehouse area whilst the changing facilities have been moved to the northern end of the ground floor.

It is therefore considered that the proposed mezzanine would not result in an unacceptable alteration to the approved scheme and that the proposed floor space would remain commensurate with the approved mix of uses. The overall development would not result in a harmful addition to the area or lead to an

unacceptable loss of industrial and employment land within a designated Business Area. The refurbishment proposed together with soft and hard landscaping improvements is considered to be acceptable and to represent an overall improvement upon the setting of the site within the street scene

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03865 and 14/00957 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than 11th June 2017.
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 5 ACD06 Sustainable drainage system (SuDS)
Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.
- 6 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 9 ACH08 Details of turning area
ACH08R Reason H08
- 10 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 11 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 12 ACH22 Bicycle Parking
ACH22R Reason H22
- 13 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 14 ACH29 Construction Management Plan
ACH29R Reason H29
- 15 ACH32 Highway Drainage
ADH32R Reason H32
- 16 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.
ACH01R Reason H01
- 17 There shall be no deliveries to or from the premises except within the hours of 7am to 10pm Monday to Friday or 8am-6pm on Saturdays.

- ACJ05R J05 reason BE1
- 18 The use shall not operate before 7am or after 8pm Monday to Saturday or before 10am or after 4pm on Sundays.
- ACJ05R J05 reason BE1
- 19 Details of the acoustic fencing for the Southern boundary shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed as approved prior to the use commencing and shall be permanently maintained as such thereafter.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and Policy 7.15 of the London Plan and to ensure a satisfactory standard of residential amenity.
- 20 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.
- Reason:** In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.
- 21 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.
- Reason:** In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

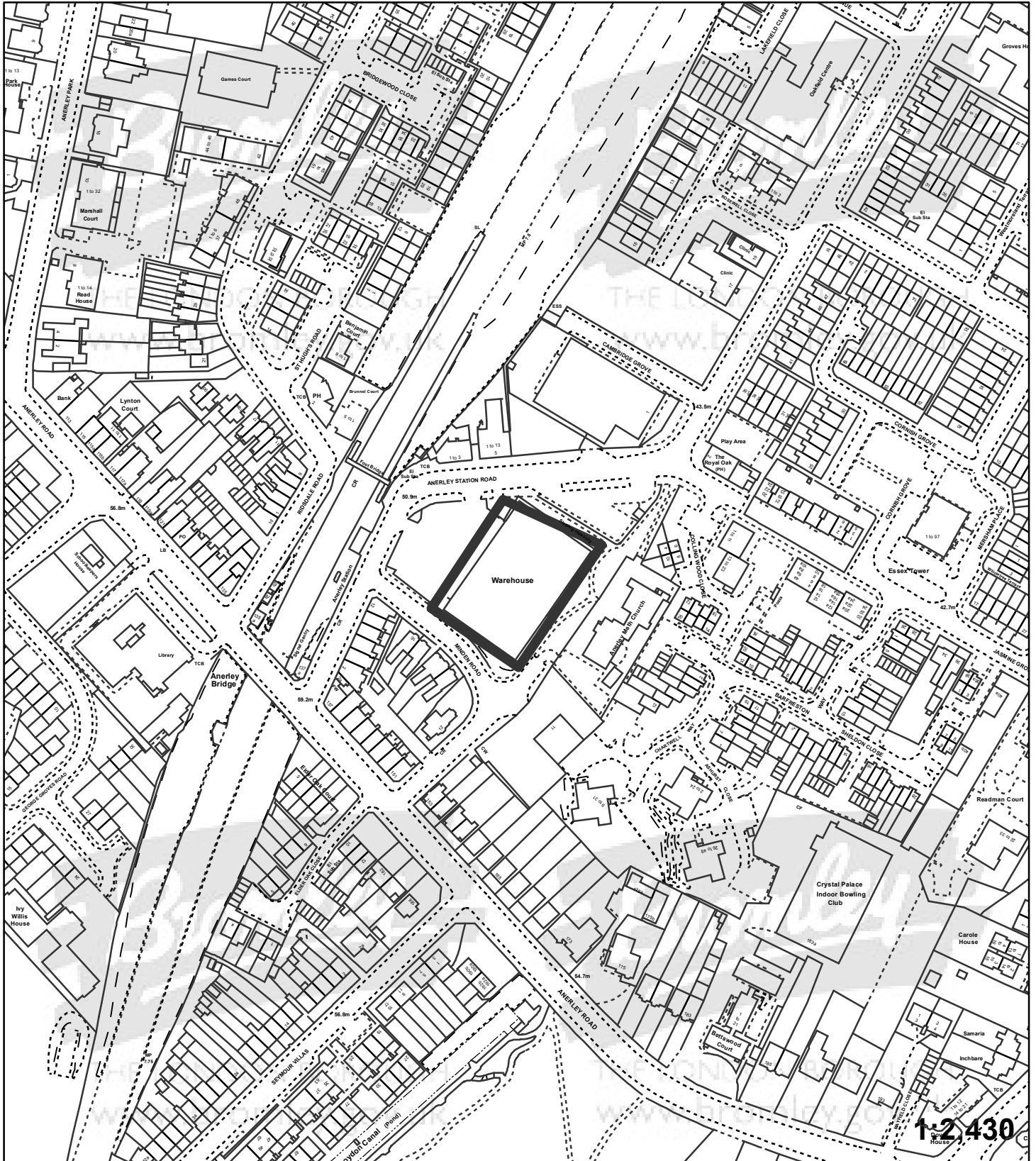
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

Application: 14/03865/MATAMD

Address: 14 Anerley Station Road Penge London SE20 8PY

Proposal: Minor material amendment to ref. 14/00957 (Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works) to create mezzanine floor area.



"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 : 14/04097/FULL1

Ward:
Bickley

Address : Holly Rigg Woodlands Road Bickley
Bromley BR1 2AP

OS Grid Ref: E: 543197 N: 169291

Applicant : Mr A Duhig

Objections : YES

Description of Development:

Proposed demolition of 2 no. dwellings and erection of 4 no. 4 bedroom dwellings and additional guest suite and associated landscaping.

Key designations:

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

Proposal

- The application site is approximately 40 metres in width and approximately 38.5m at the deepest point having an area of 0.142 hectares. The application seeks the demolition of two properties, Hollyrigg and Tall Trees and the erection of four properties with 4 bedrooms plus guest suites.
- The units will be three storey with a basement level, detached and of modern design. The main living accommodation will be provided within the basement, ground floor and first floor level with bedroom provision to the first and second floors. The properties front onto Woodlands Road with off street parking provided by an area of hardstanding to the front of the properties for up to two vehicles. Amenity space is provided to the rear which is accessed to the side of the properties.
- Although the properties are modern in design and do not reflect the majority of properties within Woodlands Road, a close resemblance can be made with the adjacent property Halcyon Heights of which has a similar plot size and design. Outline permission has already been granted for two similar new properties at Hollyrigg within application 06/01376/OUT which was extended within application 12/00190/EXTEND. This application seeks to

slightly alter the design of the approved dwellings and add a basement level. The size and scale of the outline approved dwellings are proposed to be replicated on the Tall Trees site next door.

- There are a number of protected trees on site and the layout of the design has been altered to account for these. The site slopes steeply, rising from front to rear. Beyond the rear boundary are several Oak trees which because of their elevated position are prominent in the local area. The trees are located on land believed to be under the control of Network Rail. There is a large dead Oak tree within the rear garden of 'Tall Trees'. Otherwise tree cover in the rear gardens of 'Holly Rig' and 'Tall Trees' are of small to moderate stature and less prominent because of their lower elevation. To the front of the site there is a large Sycamore situated on the boundary between 'Holly Rigg' and 'Tall Trees'. There is also an Ash located within the adjacent property 'Ewhurst', close to the front boundary and adjacent the shared boundary with 'Tall Trees'.
- The Arboricultural Assessment states that Holly T16, Sweet Chestnut T17, Leyland Cypress G21 and Holly T22 are of low landscape significance. These are proposed to be removed to facilitate the development. Sycamore T18 is relatively prominent in the local street scene. However, the tree has been heavily cut back from 'Holly Rig', is of no special merit and could not reasonably be considered a good quality specimen and is proposed to be removed.
- Birch T3 is also situated within 'Ewhurst' close to the rear left (northern) corner of 'TallTrees'. The proposed dwelling would extend into approximately 11% of the RPA of T3, with excavations required at around 2.5m from the tree's base. However, it is considered that T3 could be retained subject to appropriate crown reduction that would reduce wind loading and provide working space for demolition and construction. Excavations within the RPA of T3, e.g. for foundations, should be carried out under the supervision of an Arboricultural Clerk of Works.
- The development comprises detached properties within a suburban environment along transport corridors, therefore any proposal for new development should provide between 30-65 units per hectare. This scheme, on the basis of a site area of 0.142 hectares, has a density of 28.17 dwellings per hectare. The area has a PTAL rating of 2 however is in close proximity to Chislehurst Station and several bus routes.
- There is considerable room for refuse storage to the side of the dwellings of which will be collected from Woodlands Road. Secure bicycle storage is also proposed to the eastern elevations of the proposed dwellings.
- The design will enable low energy construction with a commitment to achieve Sustainable Homes level 4 assessment

Location

The site is located to the far eastern end of Woodlands Road, close to the junction with Bickley Park Road. The site currently hosts two large detached properties which are set back from the main highway accessed from a set of steep steps from Woodlands Road. The topography of the land is such that the dwellings are approximately 5 metres above highway level with the rear amenity spaces rising sharply in land level towards the railway line at the north of the site.

Properties along Woodlands Road, which is a private road, are a mix of designs and periods however the majority are large detached properties located within substantial plot sizes. Immediately adjacent to the site lies the property named 'Halcyon Heights' which is on similar plot size and design as the proposed four dwellings.

Comments from Local Residents

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

- overdevelopment of the site
- out of keeping with the nature of the road
- not enough parking within the 'bottleneck' of the road
- increase of on street parking
- possible disruptions and restrictions to access for residents of Woodland Road
- application description wrong (amended following the submission of plans)
- the design would create a blight on the immediate area
- unacceptable impact upon utilities
- impact upon the water table and an increased risk in flooding
- the plans are confusing and ambiguous
- potential loss of privacy
- the design of the development would be completely out of keeping with the design of the properties within the immediate area.
- could affect the stability of natural drainage of neighbouring properties adjacent and within Merewood Close.
- bland, thoughtless, featureless design
- no garages are proposed within the scheme
- the width of the parking spaces is not wide enough for two cars
- significant safety issues with regard to the increase in on street parking
- the new dwellings look like apartments
- four identical blocks will not enhance the area
- the flat roofs should be removed
- the materials used on the outside should be of a high quality so as to prevent the likes of drip marks and staining on the render and brickwork.
- the removal of the existing green space in the front of the houses will increase the amount of surface water during wet weather and if allowed to flow onto Woodlands road would exacerbate the current problem of flooding.
- potential terracing effect
- Cllr Rideout and Cllr Smith have both put their objections to the scheme on file.

Comments from Consultees

Comments from Highways state that Woodlands Road is an unadopted Road and that access and parking seem satisfactory. Highways do not raise an objection to the scheme subject to conditions.

Drainage has no objections subject to conditions.

The Environment Agency referred to the standing advice for minor developments of which it was considered that the flooding would not be maximised with regards to the development of these properties.

Thames Water have no objections subject to the attachment of an informative.

The Tree Officer has no objections subject to conditions.

Environmental Health have no objections subject to an informative.

Network Rail have no objections subject to an informative.

Planning Considerations

H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
H10 Areas of Special Residential Character
BE1 Design of New Development
T3 Parking
T7 Cyclists
T18 Road Safety
NE7 Development and Trees

The following London Plan Policies are relevant:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Quality and Design Of Housing Developments
3.8 Housing Choice
3.9 Mixed And Balanced Communities
5.3 Sustainable Design And Construction
5.12 Flood Risk Management
5.13 Sustainable Drainage
7.4 Local Character
7.6 Architecture

The following documents produced by the Mayor of London are relevant:

Housing Supplementary Planning Guidance

Housing Strategy

Accessible London: achieving an inclusive environment

The Mayor's Transport Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayor's Water Strategy

Sustainable Design and Construction SPG

National Planning Policy Framework (NPPF) is also of relevance in the determination of this application.

Planning History

HollyRigg

05/04317/OUT - Demolition of existing dwelling and erection of 3 terraced four bedroom houses with accommodation in roofspace and integral garages
OUTLINE - Refused

06/01376/OUT - Demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front (OUTLINE) - Approved

09/02834/DET - Details of design and landscaping pursuant to conditions 1 and 2 of outline permission reference 06/01376 granted for demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front - Approved

12/00190/EXTEND - Extension of time limit for the implementation of Outline permission reference 06/01376/OUT granted for demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front - Approved

Tall Trees

83/01395/FUL - Proposed New Dwelling and Car Port - Approved

85/00017/FUL - Single storey side extension - Approved

07/01865/FULL6 - First floor side extension and single storey side extension - Approved

Conclusions

Members will need to carefully consider whether the proposals comply with relevant development plan policies, specifically those within the Bromley Unitary Development Plan, the London Plan and the National Planning Policy Framework (NPPF).

The main issues in this case are considered to be whether an increase in residential development is accepted, the impact upon neighbouring residential amenity, impact upon parking within the wider street scene, impact to trees and the impact of the design upon an Area of Special Residential Character.

Due to the submission of amended plans which removed a bedroom from each of the properties reducing the number of bedrooms to 5, a reconsultation of neighbours and consultees was undertaken for 14 days. The 14 days expires on the 15th of December and as such any comments arising from this reconsultation, if materially different to those currently received, will be reported verbally to committee.

The site falls within a built up area of Bickley and is not allocated for any defined use within the Unitary Development Plan (UDP), however it does fall within the policy designation of an Area of Special Residential Character as found within policy H10. Policy H10 states that applications will be required to respect and complement the established and individual qualities of the areas which in the case of Bickley is spacious inter war residential development with large houses within substantial plots. The dwellings proposed to be demolished, although considerable in size, are not of notable architectural character and as such there is no objection to the removal of these properties. Therefore in principle, Members may find that the site could accommodate some form of increased residential development due to the large plot sizes as proposed within this scheme and substantial private rear amenity areas. Members may also find that the loss of the existing two properties will have minimal bearing upon the architectural quality of the area of Special Residential Character. This would of course be subject to compliance with other relevant policies of the UDP.

The number of units proposed is not considered excessive for a site in this location, with a proposed density of 28.3 units per hectare. Although this is slightly lower than the required 30-65 units per hectare requirement for sites along transport corridors within policy H7 of the UDP, this fits with the character of the area of Special Residential Character which requires the retention of substantial plots. Although it is evident the proposed sites are smaller than those existing for the two properties currently, it is also a consideration that the property to the east of the site, Halcyon Heights is of a similar plot size and massing, allowing for evidence of a variance in site sizes within the wider street scene. The plot sizes as proposed are considered to be large enough to warrant the construction of 4 x 5 bedroom dwellings. Members may find that the number of dwellings proposed retains suitable plot sizes by virtue of the proposed site density. Whilst concerns have been raised by local residents citing overdevelopment, Members may consider that the type of properties proposed will be in keeping with the existing plot size of the neighbouring property Halcyon Heights and also be mindful of the previously approved outline application for 2x dwellings at Hollyrigg, of which the plot sizes are similar to those seen before us within this application.

As with all cases, the design of any development as stated within policy BE1 should be of a scale, form and density that complements the surrounding residential environment and does not detract from the character of the nearby development. It may therefore be considered that although the proposed dwellings are of modern design the three storey dwelling houses (and basement level) will be of a similar height as other dwellings in the immediate vicinity along Woodlands Road and do not project higher than the existing Tall Trees property and 850mm lower than the neighbouring Halcyon Heights of which is of similar design. On balance, Members may therefore agree that the height and scale of the proposed development will be

in keeping with existing development within the area and already approved outline application (05/04317/OUT), and when combined with the proposed development being set back from the road frontages, providing landscaping that complements the nature of the surrounding development, the proposed development will not detract from the wider street scene.

Throughout Woodlands Road it is evident that there is a plethora of differing building designs from newly built large detached properties of traditional character to buildings constructed of an earlier 1960s/1970s period. It could be considered that there is considerable variance within the dwellings design within Woodlands Road. The design of the proposed properties is similar to the approved outline application (05/04317/OUT) and also the neighbouring property Halcyon Heights. Members may find that the design of the dwelling is not out of place within Woodlands Road which consists of varied dwelling types. In terms of character and appearance, Members may consider that the construction of the proposed dwellings would not be unduly harmful to the existing development in the area.

In terms of the level of amenity space afforded to each unit, the requirements set out in Policy BE1 should be met, which seek the provision of a high standard of design and layout, with space about the building to provide an attractive setting through hard or soft landscaping. On the basis of the drawings that form part of the current application, it is considered that the layout, spatial setting (over 100m² of private amenity space per dwelling) and building heights and window layout as proposed are unlikely to lead to a detrimental impact upon the visual and residential amenities of the area. A scheme of soft landscaping will be conditioned within any approval to ensure a high level of planting which also takes into consideration the Tree Officer's comments which requires medium tree planting within the front amenity space.

The layout of the buildings on site has been designed in order to avoid serious impact upon the protected trees. An arboricultural report was submitted in support of the current application and a site visit from the Council's Tree Officer was undertaken. The Tree Officer raises no objections subject to conditions being imposed.

There has been considerable neighbour objection to the effects of the development upon the highway and the surrounding on street parking situation within Woodlands Road. The dwellings have two off street parking spaces per property measuring 2.65m x 5.15m, in excess of the dimensions for off street parking as found within policy T3 of the UDP. Within Annex 4 of the London Plan it states a dwelling with 5 bedrooms should have the capability to provide for two vehicles within the curtilage of new dwellings of which this scheme complies with. Members could consider the parking standards to have been met.

Members may therefore consider that on balance the proposal to develop the site for residential use is acceptable and will not cause demonstrable harm to the amenities of the occupants of surrounding residential properties; the level of development proposed is suitable in terms of density for this area, and as a result the proposed residential development will not be detrimental to the character of the streetscene or wider area. As such the scheme is worthy of permission being

granted on the basis of the plans and associated documentation submitted as part of the application.

Background papers referred to during production of this report comprise all correspondence on the files refs. 05/04317 and 05/00245 set out in the Planning History section above, excluding exempt information. as amended by documents received on 01.12.2014.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- | | | |
|----|--------|--|
| 1 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 2 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 3 | ACH19 | Refuse storage - implementation |
| | ACH19R | Reason H19 |
| 4 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 5 | ACH26 | Repair to damaged roads |
| | ACH26R | Reason H26 |
| 6 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 7 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 8 | ACD06 | Sustainable drainage system (SuDS) |
| | AED06R | Reason D06 |
| 9 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 10 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 11 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 12 | ACI01 | Restriction of all "pd" rights |

Reason: In order to prevent overdevelopment of the site in future, to protect the amenities of future residents and nearby residents, and to comply with Policy BE1 of the Unitary Development Plan.

- | | | |
|----|--------|--|
| 13 | ACI11 | Obscure glaz'g/details of opening (1 in) in the east and west elevations |
| | ACI11R | Reason I11 (1 insert) BE1 |
| 14 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 15 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 16 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 17 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |

- 18 No development shall commence until a pre-construction tree works schedule is submitted to and approved in writing by the Council. Once approved the works schedule shall be undertaken in accordance with British Standard BS 3998 2010, and prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.
- 19 No development shall commence until an arboricultural method statement and tree protection plan is submitted to and approved in writing by the Local Planning Authority. The details shall include means of protective fencing and ground protection measures for trees effected by the development both within the application site as well as adjoining the site, and will specify information relating to foundation design and construction including an appropriately scaled survey plan showing the positions of trees affected by the proposed buildings, cross sectional drawings describing the depth and width of footings and hardstanding where they fall within the root protection areas, and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

INFORMATIVE(S)

- 1 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 additionally before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for the applicant to obtain the agreement of the owner(s) of the sub-soil upon which The Drift is laid out.
- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 4 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 5 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).

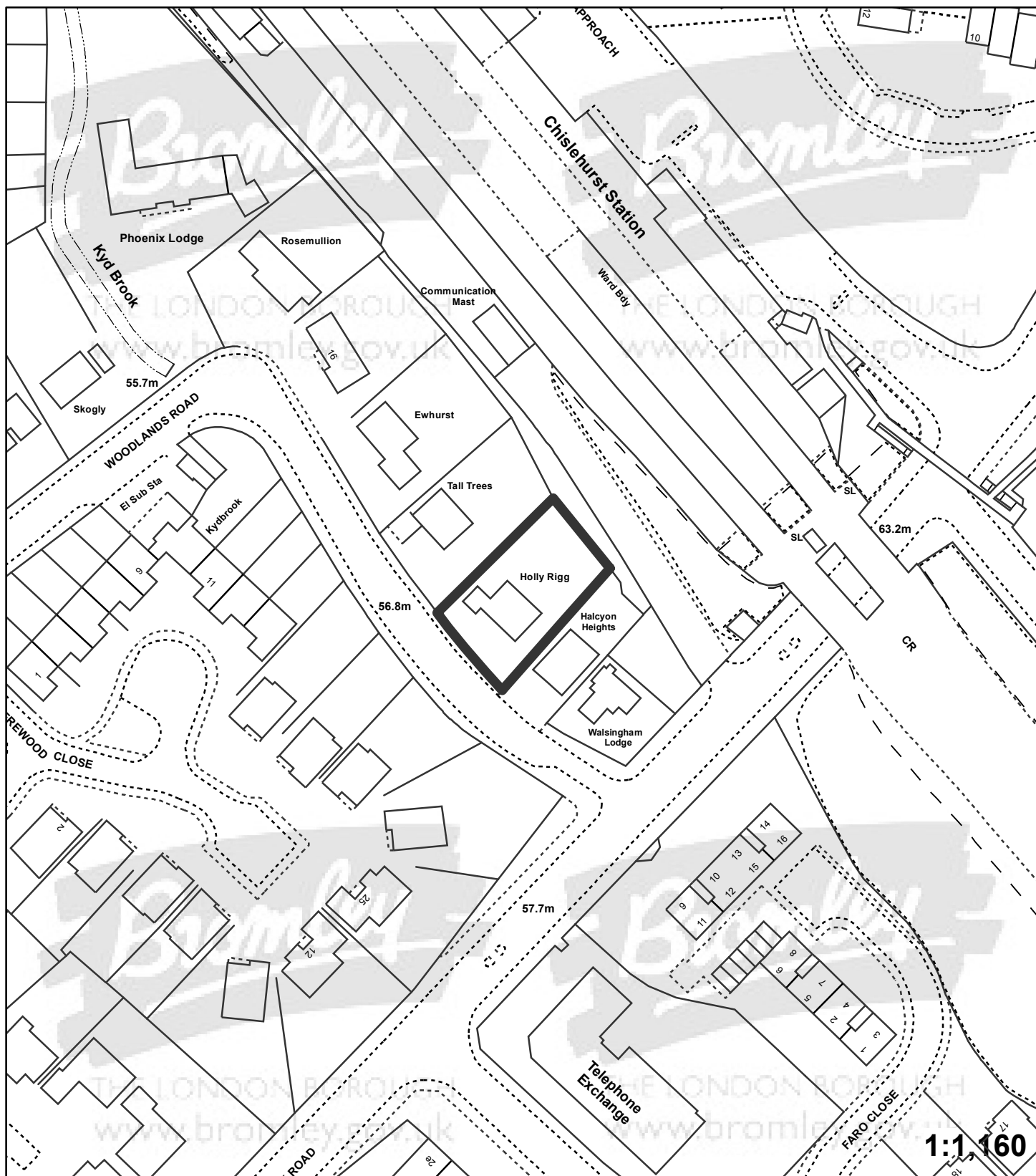
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:14/04097/FULL1

Address: Holly Rigg Woodlands Road Bickley Bromley BR1 2AP

Proposal: Proposed demolition of 2 no. dwellings and erection of 4 no. 4 bedroom dwellings and additional guest suite and associated 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 : 14/04167/FULL3

Ward:
Chislehurst

Address : 1 - 3 White Horse Hill Chislehurst BR7
6DG

OS Grid Ref: E: 543441 N: 171240

Applicant : Johnsons Real Estate

Objections : NO

Description of Development:

Three storey side and rear extension, second floor extension incorporating first floor roof terrace; alteration and enlargement of existing roof incorporating side and rear dormers, together with roof terrace; and conversion of first and second floors from office and residential use to eight flats (comprising four 2-bedroom and four 1-bedroom units)

Key designations:

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

Proposal

The proposal comprises of a three storey side and rear extension which will extend beyond the NW and SW of the existing building. At the side, the extension will project 4.4m in width where it adjoins the existing frontage, and at the rear it will extend up to 4.9m beyond the rear extent of the existing building at ground floor level. The first floor recess to the NW of the existing building will be infilled by the proposed extension, whilst the existing roof will be enlarged and altered to accommodate four flats at second floor level. Roof terraces will be formed at first floor level (to serve Flat 3) and above the roof at third floor level (defined as a roof garden).

In all, eight flats will be provided at first and second floor level (4 x two-beds and 4 x one-bed). Access to the proposed flats will be via a lobby situated within the ground floor of the proposed side extension which will front White Horse Hill. The existing first floor area comprises of a flat which might have been used in connection with the historic pub use of the site. This area will be incorporated within the proposed development.

In regard to the ground floor, this comprises of a recently-vacated pub which does not form part of this application. The Agent has advised that this will be converted to a retail unit, and Members are advised to note that such a change of use (from Class A4(Drinking Establishment) to Class A1 (Shop)) does not require planning permission.

A total of 19 off-street parking spaces are included as part of this proposal, the majority of which will be situated within an existing car park to the south-east of the site (which was formerly designated for pub patrons). A total of seven bays will be allocated in respect of the proposed flats, with the remainder intended for the proposed ground floor retail unit. In addition, a service bay, bin store, and cycle store are proposed at the rear of the extended building.

Location

The application site is situated beside the junction of White Horse Hill and the southern access of Victoria Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

Comments from Consultees

Technical Highways comments will be reported verbally at the meeting.

Comments have been submitted by Transport for London relating to cycle and vehicle parking which are included in the application file.

No objection has been raised by Thames Water.

Environmental Health have no objections in principle, however there are concerns about internal sound transfer to the proposed first floor flats from the unit below. As this scheme involves a residential conversion above a proposed retail use a weighted/standardised level difference above the standard Part E requirements will be necessary and given the age and construction of the building some additional insulation is quite likely to be required to achieve this.

Planning Considerations

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

- BE1 Design of New Development
- T3 Parking
- H7 Housing Density and Design
- H9 Side Space
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE7 Development and Trees

Planning History

Under ref. 14/01312, an application for a three storey side and rear extension, second floor extension and alteration and enlargement of existing roof incorporating side and rear dormers and conversion of first and second floors from office and residential use to eight flats (comprising six 2-bedroom and two 1-bedroom units) was withdrawn before it was formally considered.

Conclusions

The application site is situated prominently beside the junction of White Horse Hill and Victoria Road. It forms a distinct landmark within what is an otherwise predominantly residential area. The building to the north forms a parade of shops with flats above, although at least two of the ground floor units appear to have been converted to residential use. Accordingly, the proposed use of the first and second floors within the application building is considered acceptable in principle, since the provision of additional housing is not considered to be at odds with the prevailing character of the area. Members should note that, in respect of the ground floor (most of which falls outside the scope of this proposal) a change of use (from Class A4(Drinking Establishment) to Class A1 (Shop) as alluded by the Agent) does not require planning permission. As such, the main consideration relates to the use of the upper floors and the merits of the proposed extension.

Turning to the design of the proposed extensions, these are considered to be sympathetic in relation to the host building, and will maintain broadly similar proportions and elevational detailing. In response to concerns raised to the previous withdrawn application (ref. 14/01312), the side space separation between the NW elevation and the flank boundary has been increased from a maximum of 0.3m to 1.5m. It is considered that this separation will better preserve the setting of the existing building, rather than it being merged with the adjoining block to the north, and thus avoiding a terracing effect. It will also better reflect local spatial standards.

Other concerns previously raised related to the relationship to the neighbouring block to the north (No. 5 White Horse Hill which forms part of a local parade of four units), which contains a shop unit at ground floor level and what appear to be maisonettes at first and second floor levels which contain rear-facing windows. In the case of this scheme, the depth of the northern corner of the rear extension which has been decreased by 4.9m and brought in line with the three storey rear extension. It is therefore considered that the amenities of that neighbouring property will not be so significantly affected as to justify refusal.

Although there is no certainty in regard to the long-term use of the ground floor (although it seems likely that it will be given over to retail use), in the event that it reverts back to a pub use, the Environmental Health Officer has suggested a soundproofing condition in order to prevent noise transfer between the ground and upper floors.

Taking account of the above points, Members are advised to support this proposal.

Background papers referred to during production of this report comprise all correspondence on the file refs 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 ACJ11 Soundp'fing. etc for rest./t-away (1 in) ground floor
 ACJ11R J11 reason
- 3 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 4 ACC03 Details of windows
 ACC03R Reason C03
- 5 Before the development hereby permitted is first occupied the proposed window(s) along the first and second floor northern elevation of the extension hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1
- 6 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 7 ACH22 Bicycle Parking
 ACH22R Reason H22
- 8 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 9 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 10 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 11 ACK01 Compliance with submitted plan
 ACC03R Reason C03

INFORMATIVE(S)

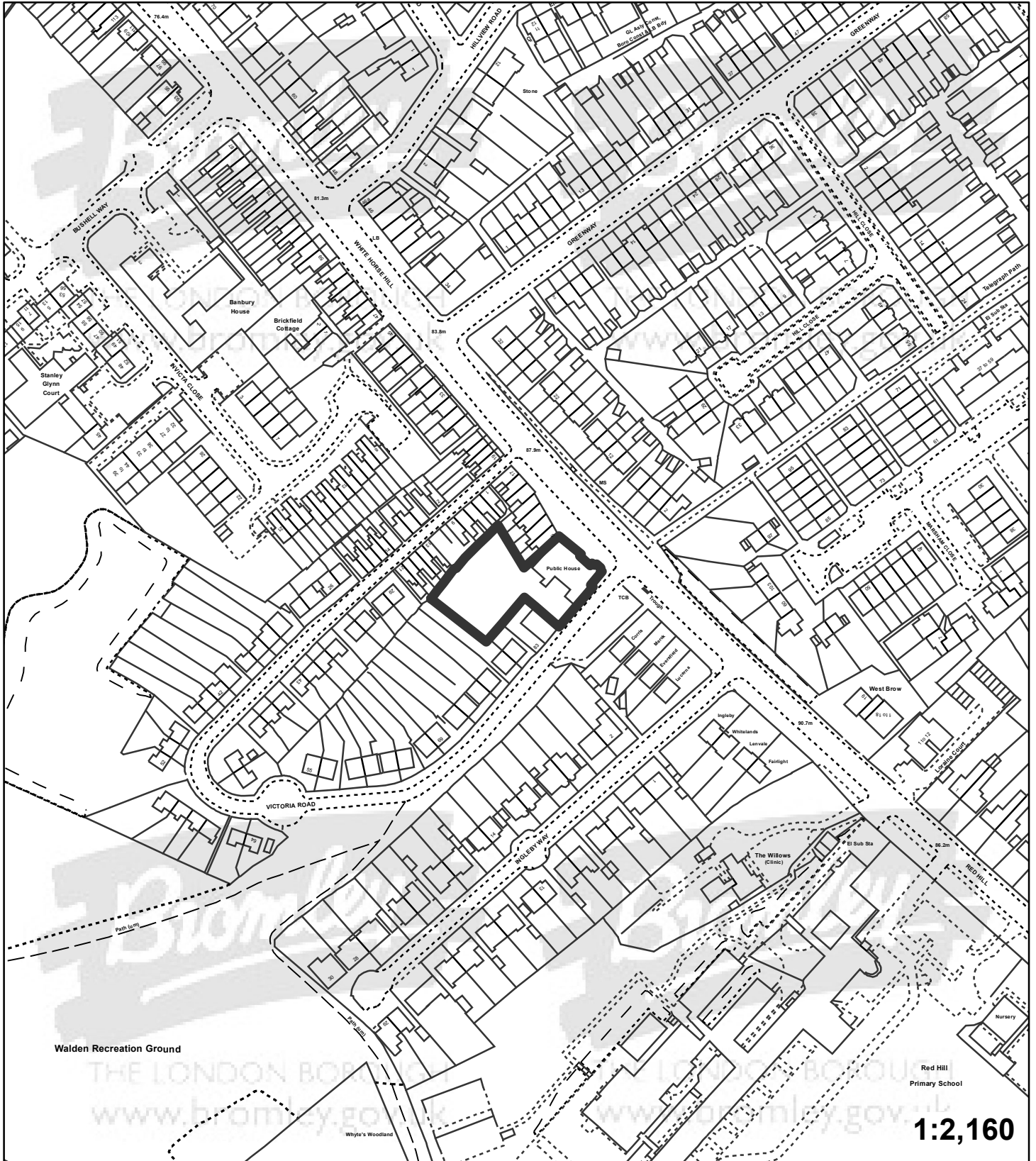
- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution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

shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:14/04167/FULL3

Address: 1 - 3 White Horse Hill Chislehurst BR7 6DG

Proposal: Three storey side and rear extension, second floor extension incorporating first floor roof terrace; alteration and enlargement of existing roof incorporating side and rear dormers, together with roof terrace; and conversion of first and second floors from office and residential use to eight



"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.
DRR14/112

London Borough of Bromley
PART ONE - PUBLIC

Decision Maker: PLANS SUB COMMITTEE NO.3

Date: Thursday 18 December 2014

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

Title: LAND AT KESTON COURT FARM, BLACKNESS LANE,
KESTON

Contact Officer: Philip Spiteri, Planning Enforcement Officer
Tel: 020 8461 7751 E-mail: Philip.Spiteri@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Darwin

1. Reason for report

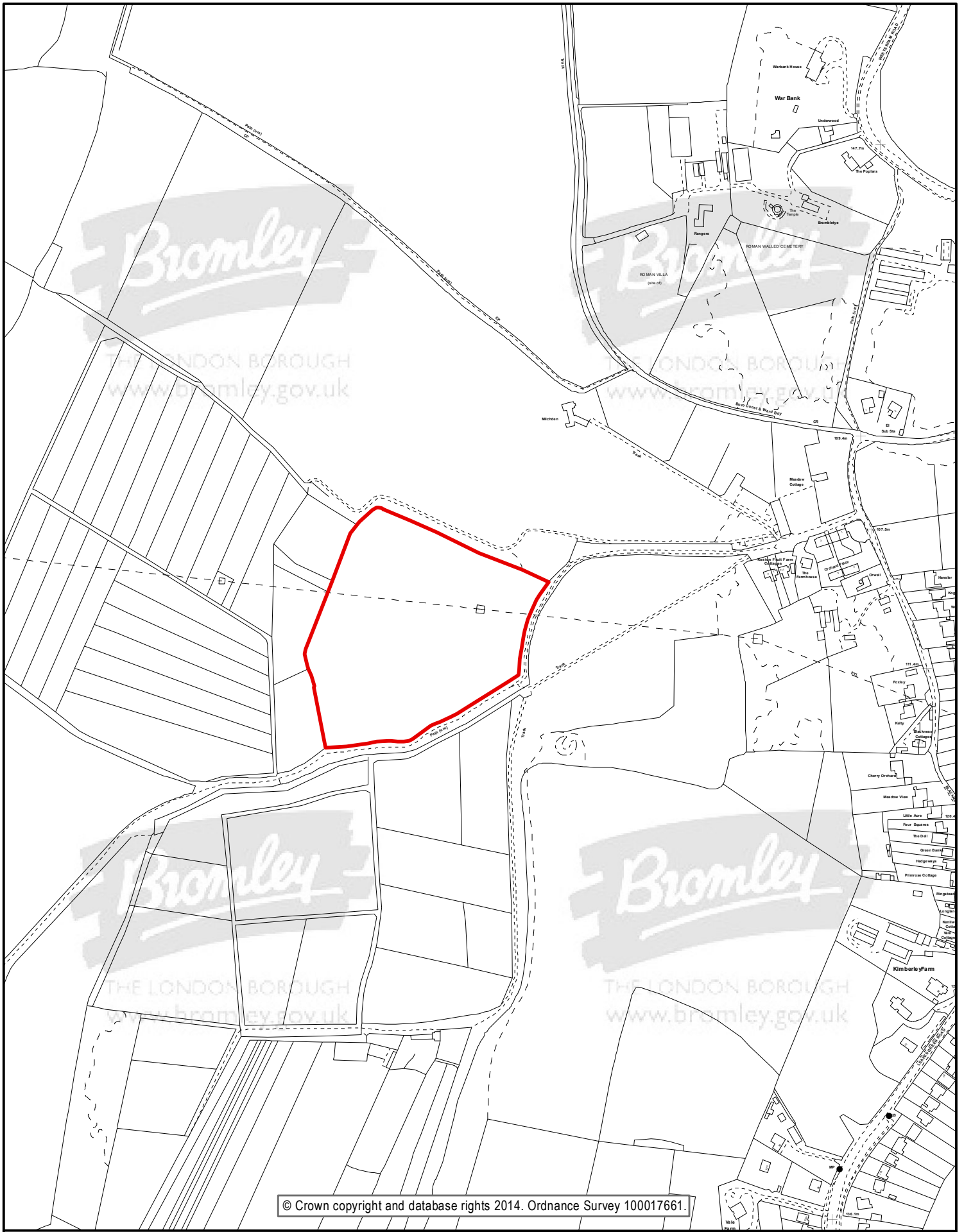
To obtain authority to take Direct Action to remove an apparently abandoned residential caravan from the land

2. **RECOMMENDATION(S)**

That authority to take direct action to facilitate the removal and disposal of the caravan and a charge be put on the land in order to recover the costs.

3. COMMENTARY

- 3.1 The site is an area of land to the West of Blackness Lane and Orchard Place, the former orchards previously named Keston Fruit Farm extending to approximately 80 Hectares (200 Acres) of Agricultural land.
- 3.2 The Land is currently being advertised for sale by Gladwish Land Sales in the form of small plots.
- 3.3 On 20th September 2013 as a result of messages from concerned local residents to a caravan having been bought onto the land by Eastern European Males, they had been spoken to by them, the residents were advised the males had purchased a plot of land and were trying to get the caravan on to the required site.
- 3.4 On 23rd September 2013 the site was again visited and the caravan had been moved to the plot of land purchased Plot 128A2, a contact number for the owner had been placed on the caravan a Brentmere Kadett measuring 26' x 10' . The person spoken to advised the caravan was to be used as storage for machinery some of which was to be used for maintenance of the land. A further phone call to the same person the following day became very abusive and was terminated..
- 3.5 On 27th September 2013 a phone call was received from a female advising she was in fact the owner of the caravan, she was advised that a Planning Contravention Notice was to be issued to obtain further information regarding the intended use of the caravan
- 3.6 On 13th November 2013 a Planning Contravention Notice was issued with a compliance date of 3rd December. No reply to the Notice has been received.
- 3.7 On 24th April 2014 following several unsuccessful attempts to contact the owner by phone a letter was sent to the owners home address this was returned as addressee gone away.
- 3.8 Several further complaints have since been made as to the deteriorating condition of the caravan
- 3.9 A S215 Untidy Site Notice has been served requiring removal of the caravan. It appears unlikely that a response will be made to the S215 Notice. This notice has been served with a compliance date of 20 December 2014. Once this date has passed the caravan can be removed.
- 3.10 Two quotations have been received for the removal and disposal of the caravan these were for £1547 and £1950 , the issue of removal may become considerably more difficult once the wet weather arrives and access onto and off the field where the caravan is situated becomes more difficult.



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TOWN PLANNING

SECTION 215 NOTICE

CONCERNING
 LAND AT KESTON COURT FARM (MOBILE HOME),
 BLACKNESS LANE, KESTON.



JIM KEHOE
 CHIEF PLANNER,
 CIVIC CENTRE, STOCKWELL CLOSE,
 BROMLEY, KENT,
 BR1 3UH.
 Tel: 020 8464 3333

Scale 1:5,000



ENF 13/00 Page 1/20

Plan No. 4464

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Report No.
14/113

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 3

Date: Thursday 18 December 2014

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

Title: 29 WARING DRIVE, ORPINGTON, KENT

Contact Officer: Philip Spiteri, Planning Enforcement Officer
Tel: 020 8461 7751 E-mail: Philip.Spiteri@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Chelsfield and Pratts Bottom;

1. Reason for report

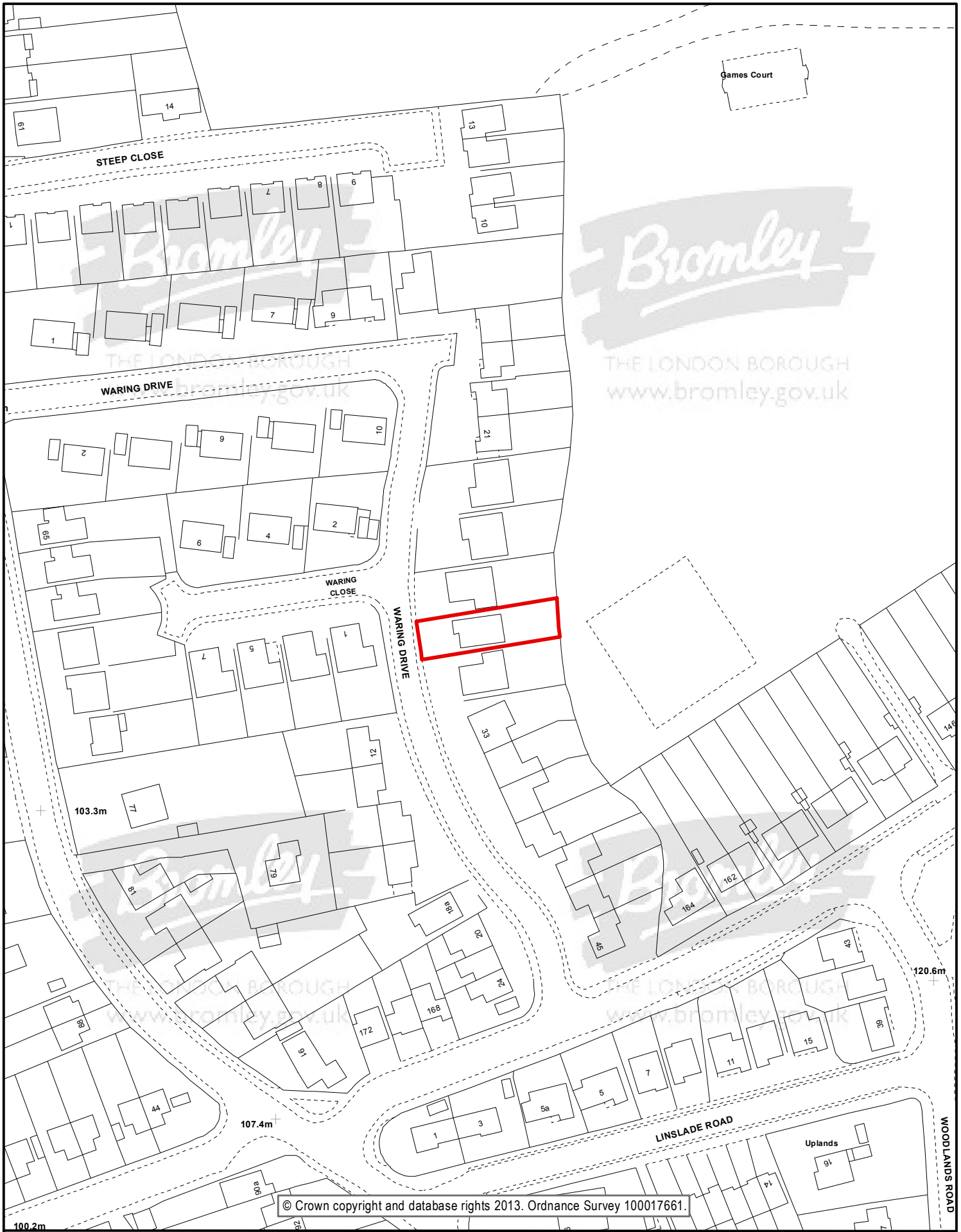
To obtain authority to take Direct Action to carry out repairs to the front elevation and roof area of a detached two storey residential premises on a residential street and to tidy the front garden of overgrown vegetation.

2. **RECOMMENDATION(S)**

That Members agree to take direct action.

3. COMMENTARY

- 3.1 On 30th May 2013 following a complaint regarding the condition of the property, a visit was made to the premises.
- 3.2 There was no reply at the premises. The front garden was very overgrown, the window frames to the ground and first floors were rotten and in some places had collapsed. The rendering to the front elevation had in most places had either fallen off or was in danger of doing so. Timbers were exposed and the tiles fallen off , timbers above the up and over door at the entrance to the garage had collapsed .The front garden was very overgrown.
- 3.3 On 17th June 2013 the site was again visited, there had been no change. Further visits were made again with no change
- 3.4 On 19th March 2014 a Section 215 Untidy Site Notice was served on the owner of the property with a compliance date of 14th May 2014.
- 3.5 Contact has been made with the elderly female occupier and various issues have been identified with her health and her ability to carry out the required work, also it appears she does not have resources to cover the cost of repairs. It appears the tiles to the roof had been blown off
- 3.6 Under the circumstances it would not appear to be proportionate or expedient to carry out a prosecution in this matter.
- 3.7 The only course of action remaining would be to take direct action and a charge placed on the property, the owner is aware of this course of action and agrees that this would be a suitable resolution to the problem.
- 3.8 Two quotations have been obtained between £10,600 and £15,700



TOWN PLANNING



JIM KEHOE
 CHIEF PLANNER,
 CIVIC CENTRE, STOCKWELL CLOSE,
 BROMLEY, KENT,
 BR1 3UH.
 Tel: 020 8464 3333

**SECTION 215 NOTICE
 CONCERNING
 29 WARING DRIVE,
 ORPINGTON.**

Scale 1:1,250



ENF 13/00133

Page 1 of 13 Plan No. 4400

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