



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333 CONTACT: Rosalind Upperton
Rosalind.Upperton@bromley.gov.uk

THE LONDON BOROUGH
www.bromley.gov.uk

DIRECT LINE: 020 8313 4745
FAX: 020 8290 0608

DATE: 7 April 2015

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,
Mary Cooke, 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 16 APRIL 2015 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

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 19 FEBRUARY 2015

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4 PLANNING APPLICATIONS

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

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4.1	Cray Valley West	11 - 20	(14/04856/FULL1) - Midfield Primary School, Grovelands Road, Orpington.

SECTION 2 (Applications meriting special consideration)

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4.2	Farnborough and Crofton	21 - 30	(14/03509/FULL1) - 132 Crofton Road, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.3	Chelsfield and Pratts Bottom	31 - 40	(15/00101/FULL1) - Bow Wood, Stonehouse Road, Orpington.
4.4	Hayes and Coney Hall	41 - 46	(15/00560/FULL6) - 38 Ridgeway, Hayes.
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5 CONTRAVENTIONS AND OTHER ISSUES

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6 TREE PRESERVATION ORDERS

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

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PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 19 February 2015

Present:

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

Also Present:

Councillors Kathy Bance MBE, Mary Cooke and Will Harmer

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

25 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 DECEMBER 2014

RESOLVED that the Minutes of the meeting held on 18 December 2014 be confirmed and signed as a correct record.

27 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

27.1 PENG AND CATOR

(14/05042/VAR) - Land Rear Of 190 to 200 Kings Hall Road, Beckenham

Description of application – Variation conditions 2,7,8,12 and 15 of application 12/02798 for extension to existing car park to provide an additional 64 car parking spaces and associated landscaping (amended layout plan and drainage system with 67 spaces).

It was reported that further objections to the

application had been received.

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

SECTION 2

(Applications meriting special consideration)

27.2 FARNBOROUGH AND CROFTON

(14/03509/FULL1) - 132 Crofton Road, Orpington

Description of application – Alteration, extension and conversion of existing dwellinghouse to form 4 two bedroom flats and the construction of a pair of semi-detached houses, together with the formation of private and communal gardens, the construction of bin and cycle stores and closing the existing vehicular access from Crofton Road.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a reduction in the scheme and to delete the proposed semi-detached dwellings.

27.3 CHISLEHURST CONSERVATION AREA

(14/03754/VAR) - Darul Uloom, Foxbury Avenue, Chislehurst

Description of application – Variation of condition 5 of permission reference 03/02501 to increase the number of pupils from 155 to 225.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received together with a letter of objection of Bob Neil MP. Comments from Highways Division with regard to parking were reported.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek legal clarification on planning conditions to control pupil numbers in relation to The Fair Access to Education Protocol.

**27.4
PLAISTOW AND
SUNDRIDGE**

**(14/04112/FULL1) - Sundridge Park Management
Centre Ltd, Plaistow Lane, Bromley**

Description of application - Erection of pedestrian and vehicular entrance gates with railings and turning head.

It was reported that further objections to the application had been received. Comments from the Rights of Way Officer and late comments from the applicant were reported and it was also reported that the Tree Officer had no objection to the application. Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“3. No development shall commence until an arboricultural impact assessment for the protection of trees shown retained both on and immediately adjoining the site and as described by British Standard BS 5837:2012 is submitted to and approved in writing by the Local Planning Authority. The arboricultural impact assessment shall be accompanied by a tree protection plan and method statement detailing means of any special methods of construction for excavation, foundations and new hard surfaces. Once approved the works shall be implemented as specified in the method statement prior to the commencement of work on site, and shall be maintained to the Local Planning Authority’s reasonable satisfaction until the completion of the development.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.”

**27.5
BROMLEY TOWN**

**(14/04139/FULL1) - Sunset Hill, Hillbrow Road,
Bromley**

Description of application – Demolition of existing dwelling and erection of a part two/part three storey building comprising 9 two bedroom apartments and 14 car parking spaces.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting. It was reported that

further objections to the application had been received and that Highways Division had no objection to the application.

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

“INFORMATIVE 3: Hillbrow Road is an unadopted highway and 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. If any works connected with the proposed development are undertaken within the limits of the street, it will be necessary to obtain the agreement of the owner(s) of the sub-soil upon which Hillbrow Road is laid out

INFORMATIVE 4: 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“

**27.6
PENGE AND CATOR**

(14/04144/OUT) - 20 Snowdown Close, Penge

Description of application – Demolition of the existing building and construction of a two storey building comprising 6 two bedroom flats.

OUTLINE APPLICATION for siting and means of access only.

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

reported that the site was adjacent to Open Urban Space and not in it.

A Member referred to a meeting of the Executive and Resources Portfolio Holder on 27 March 2014 when consideration was given for the London Borough of Bromley to sell the site and it was currently in the process of being sold. Ward Member, Councillor Kevin Brook's opinion was that the best long term use of the recently vacated site would be to retain it for community use to support youth.

There were two separate applications for this site and Members acknowledged that they could grant permission for both applications if they were mindful and they discussed the Planning Department's process for the issue of decisions.

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

1. The proposed redevelopment would result in the loss of a potential community use which would undermine the ability to deliver the social, recreational and cultural facilities and services that are required to enhance the sustainability of communities and residential environments, contrary to the aims and objectives of the National Planning Policy Framework as set out in Paragraph 70, London Plan Policy 3.16: Protection and Enhancement of Social Infrastructure and Policy C2 Community Facilities and Development of the Unitary Development Plan.

**27.7
COPERS COPE**

(14/04473/FULL1) - St Christopher's School, 49 Bromley Road, Beckenham

Description of application - Demolition of existing single storey classrooms and construction of a two storey extension building comprising eight classrooms.

Comments from Ward Member, Councillor Russell Mellor, in support of the application were reported. Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**27.8
SHORTLANDS**

(14/04487/FULL6) - 14 Pickhurst Park, Bromley

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

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

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

“1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2. Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.3.

3. 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.”

**27.9
KELSEY AND EDEN PARK**

(14/04503/FULL1) - 35-37 Upper Elmers End Road, Beckenham

Description of application – Change of use of land to the rear of Nos. 39 - 57 Upper Elmers End Road from public car park (Sui Generis) to car parking in association with the use of the car showroom at Nos. 35 - 37 Upper Elmers End Road.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**27.10
BICKLEY
CONSERVATION AREA**

(14/04512/OUT) - 6 Woodlands Road, Bickley

Description of application – Partial demolition of the existing building at 6 Woodlands Road and conversion into 3 dwellings. Demolition of outbuildings and erection of two detached dwellings, detached garage, associated landscaping. parking/garaging and retention of existing access points. (HYBRID FULL/OUTLINE APPLICATION (with all matters reserved)).

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

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

**27.11
BROMLEY TOWN**

(14/04528/PLUD) - 17 Cameron Road, Bromley

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

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice, to allow the applicant to submit existing and proposed plans to show the land at the front of the property. **IT WAS FURTHER RESOLVED** that if the further information required was satisfactory, then the matter shall be dealt with under the Chief Planner's Delegated Authority.

**27.12
PENGE AND CATOR**

(14/04590/VAR) - 45 Oakfield Road, Penge

Description of application – Section 73 application planning permission to vary condition 17 of planning permission DC/83/00924 to allow the sale of A1 non-food goods (a maximum of 185 sqm) from within existing Homebase store.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the deletion of Condition 1.

**27.13
PENGE AND CATOR**

(14/04615/FULL2) - 20 Snowdown Close, Penge

Description of application – Change of use of existing building (Use Class A2) to a community centre (Use Class D1).

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Kathy Bance MBE, in support of the application were received at the meeting.

Councillor Bance said that to change the Use Class from A2 to a community centre Use Class D1, would enable support for some of the most vulnerable youth in the Borough and that the Metropolitan Police strongly supported the application. Ward Member, Councillor Kevin Brooks, said that Ward Members and residents were dismayed that the support service for youth, not dependent on Council funding, may be forced to cease if permission were not granted and he reported that there was an on-line petition signed by hundreds of local residents and that Penge Forum also supported the application. Members having considered the report and representations

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

**27.14
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(14/04862/FULL1) - 33 Oakley Road, Bromley

Description of application – Single storey extension to an existing detached storage building (for additional storage and staff welfare facilities associated with store managers office area) plus hardstanding areas for staff parking in conjunction with existing business use.

Oral representations in support of the application were received at the meeting. Comments from the Advisory Panel for Conservation Areas in objection to the application were reported. It was also reported that the Council's Conservation Officer had no objection to the application and that a letter of support had been received.

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

“4. Details of the proposed slab levels of the

building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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.”

SECTION 3

(Applications recommended for permission, approval or consent)

27.15 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. It was reported that Highways Division had no objection to the application. Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

27.16 PETTS WOOD AND KNOLL

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

Single storey side extension CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

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

Members having considered the report, objections and representations, **RESOLVED NOT TO CONTEST THE APPEAL**, as recommended in the report of the Chief Planner.

The applicant offered to withdraw the appeal and submit another planning application. Members indicated that if the repeat application was satisfactory then it shall be dealt with under the Chief Planner's delegated authority.

**27.17
BROMLEY COMMON AND
KESTON**

(14/04450/FULL6) - 5 Cheyne Close, Bromley

Description of application – Part two storey, part single storey side/rear extensions.

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 set out in the report of the Chief Planner.

**27.18
BICKLEY**

(14/04851/FULL1) - Lauriston House Nursing Home, Bickley Park Road, Bickley

Description of application - Two storey rear extension to provide 20 additional beds and formation of separate vehicular access to serve adjoining residential properties at The Lodge and Orchard Cottage.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**27.19
CHISLEHURST
CONSERVATION AREA**

(14/03970/FULL6) - Ways End, Wilderness Road, Chislehurst

Description of application – Roof alterations to incorporate front and rear dormers, two storey front extension, part one/two storey side extension and creation of basement.

Oral representations in support of the application were received at the meeting. It was reported that the Tree Officer had no objection to the application.

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.

The Meeting ended at 9.25 pm

Chairman

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

Application No : 14/04856/FULL1

Ward:
Cray Valley West

Address : Midfield Primary School Grovelands
Road Orpington BR5 3EG

OS Grid Ref: E: 546304 N: 170044

Applicant : Mrs G Sesli

Objections : NO

Description of Development:

Demolition of existing single storey section and construction of a single storey extension to provide 2 classrooms with associated landscaping and elevational alterations to existing building to facilitate 60 additional pupils.

Key designations:

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

Proposal

Planning permission is sought for the demolition of existing single storey section and the construction of a new single storey extension to provide 2 additional classrooms with associated landscaping and elevational alterations to existing building to facilitate an additional 60 pupils.

The application will enable the expansion of the school from a 1 form entry primary school with 3 bulge classes to a 2 form entry primary school. At present, the school has 305 registered, with a maximum capacity for 380 within the existing school building. The proposal seeks an additional 60 pupil which would result in a maximum capacity of 440 pupils. This would be achieved by September 2018 by allowing two form entry into the school.

The proposed extension will replace an existing single storey element at the site. The existing structure projects 5m from the rear of the building and will be replaced with a full width extension projecting 14m to the rear. The proposed extension would have a flat roof and measure a maximum of 4.3m in height.

Location

The school is located to the northern side of Midfield Way, with the main entrance to the school via Groveland Road. There are residential properties to the south along Midfield Way and to the north east in Groveland Road, which also has a small parade of shops. Adjacent to the site to the east lies The Groveland Centre. The school is located within the Green Belt.

Comments from Local Residents

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

A letter of support has been received from Bromley Council's Director of Education, Care and Health Services.

Comments from Consultees

Highways- No objections raised in principle subject to recommended conditions.

Environmental Health- No objections raised.

Drainage/Thames Water- No objections in principle

Natural England- No objections raised.

Planning Considerations

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

- BE1 Design of New Development
- G1 Green Belt
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T18 Road Safety

Bromley's Draft Local Plan: Policies and Designations Document has been subject to public consultation and is a material consideration (albeit it of limited weight at this stage). Of particular relevance to this application are policies:

- 6.5 Education
- 6.6 Education Facilities
- 7.1 Parking
- 7.2 Relieving congestion

- 7.3 Access to services for all
- 8.14 Green Belt

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

The Councils adopted SPG design guidance is also a consideration.

Planning History

The most recent planning history of the site is summarised as follows:

- 13/018952- Planning permission granted for a detached single storey building (with Canopy) for use as nursery
- 10/00032- Planning permission granted for 2 free standing canopies
- 07/01177- Planning permission granted for a detached free standing canopy
- 07/01039- Planning permission granted for installation of enclosed external play area with 2 freestanding canopy structures fencing and alterations to windows

Conclusions

The main planning considerations relevant to this application are:

- The principle of the proposed additional classroom buildings and extensions.
- The design and appearance of the proposed scheme and the impact of these alterations on the character and appearance of the existing school buildings and the locality as an area on the fringe of the Green Belt.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.

Principle of Development

UDP Policy C7, London Plan Policy 3.18 and paragraph 72 of the National Planning Policy Framework set out requirements for the provision of new schools and school places.

The NPPF, para 72 states that:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen the choice in education. They should:

- give great weight to the need to create, expand or alter schools; and

- work with schools promoters to identify and resolve key planning issues before applications are submitted

London Plan Policy 3.18 encourages new and expanding school facilities particularly those which address the current predicted shortage of primary school places.

Draft Policy 6.5 of the emerging Local Plan defines existing school sites as 'Education Land.' Policies 6.5 and 6.6 of the Draft Local Plan support the delivery of education facilities unless there are demonstrably negative impacts which substantially outweigh the need for additional education provision, which cannot be addressed through planning conditions or obligations. In the first instance opportunities should be taken to maximise the use of existing Education Land. Paragraph 216 of the NPPF enables due weight to be given to emerging policies depending on their degree of consistency with the policies in the Framework. In this instance it is considered that there is significant compliance with existing policies and so greater weight can be given to the emerging policies.

Policy C1 is concerned with community facilities and states that a proposal for development that meets an identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre-school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

The addition of and use of the new extension buildings to enhance the existing teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

Policy G1 states that within the Green Belt permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. The construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

The main issues to be considered are the impact of the proposed additional extension building on the openness of the Green Belt. Policy G1 also identifies appropriate uses within the Green Belt and educational use does not fall within the recognised categories. Therefore it is necessary to consider whether there are very special circumstances that can be demonstrated that would outweigh the harm by reason of inappropriateness.

The applicant has submitted a planning statement supporting the need for the 2 additional classrooms advising that the extension will help accommodate the

increased demand for primary school places across the borough and provide a 2 form entry at the school. Given the educational needs outlined it is considered that the very special circumstances have been clearly outlined and established.

With regard to the impact on the openness of the Green Belt the building will demolish an existing single storey structure and replace with a larger extension within the existing building complex and will not appear as a dominant structure that would harm the vista from the Green Belt from this part of the site. The proposed extension is subservient to the main school building and therefore, it is considered that the proposal would not affect the purpose of including land in the Green Belt.

Design

Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings.

In terms of design the proposed building design is contemporary and uses matching materials such as brickwork, windows and doors to the existing building. This approach is supported within this context with the proposed building extensions complementing the design of the existing buildings at the school adding coherence and legibility to the site in general.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

In terms of neighbouring residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the extended buildings. The new extension is sited within an already built up area of the site with minimal effect to amenity to external residential areas outside of the site at least a minimum distance of 70m to the south. Therefore, it is considered that there will not be any loss of privacy or unacceptable overlooking as a result of the proposal in accordance with Policy BE1.

Highways and Traffic Issues

An existing parking area is provided to the east of the site accessed via Groveland Road. There is a significant number of additional students proposed, from 305 at present to a projected 440 students at full capacity. Given the information provided with the Transport Assessment no objection is raised in principle on highway grounds. However, it is considered prudent to obtain a revised travel plan, cycle parking details and construction management plan by planning condition.

Summary

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.

This application has been considered in the light of policies set out in the development plan and other material considerations

On balance, Members may consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extension building is considered to be of appropriate scale, mass and design and relate well to the context in the locality and the Green Belt. The proposal would provide a good standard of accommodation for the 2 additional classrooms. Members may also considered that the proposal would not have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and considered that the increased number of pupils is unlikely to result in significant harm to nearby residents.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04856 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 05.03.2015

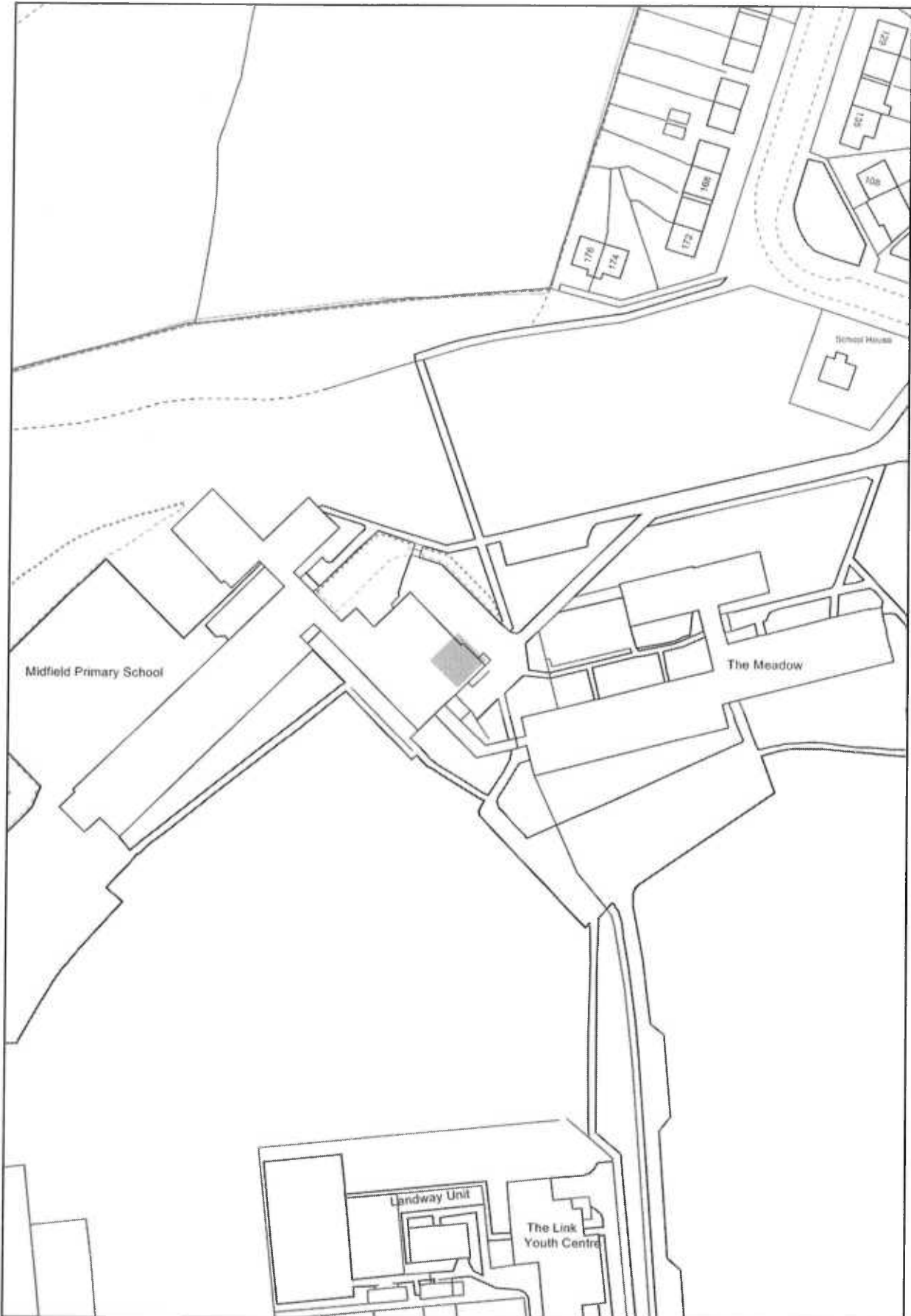
RECOMMENDATION: PERMISSION

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 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 5 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 6 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |

- 7 ACH29 Construction Management Plan
- ACH29R Reason H29
- 8 ACH30 Travel Plan
- ACH30R Reason H30

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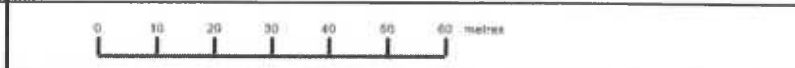
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Thursday, April 02,
2015

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SECTION '2' – Applications meriting special consideration

Application No : 14/03509/FULL1

Ward:
Farnborough And Crofton

Address : 132 Crofton Road Orpington BR6 8JD

OS Grid Ref: E: 544562 N: 165881

Applicant : Mr & Mrs Lynch

Objections : YES

Description of Development:

Alteration, extension and conversion of existing dwellinghouse to form 4 two bedroom flats and the construction of a pair of semi-detached houses, together with the formation of private and communal gardens, the construction of bin and cycle stores and closing the existing vehicular access from Crofton Road.

Key designations:

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

Proposal

This application was deferred from Plans Sub-Committee on 19th February in order to seek a reduction in the scale of the development, and to remove the pair of semi-detached dwellings from the scheme. An appeal has now been lodged against non-determination, and Members will therefore need to consider whether to contest the appeal.

I repeat the earlier report suitably updated.

It is proposed to demolish the detached garage adjacent to Crofton Lane along with a single storey side extension to the property, construct part two storey/first floor extensions to the property, and convert it into 4 two bedroom flats.

It is also proposed to construct 2 two storey 3 bedroom semi-detached dwellings in the south-western corner of the site which would front onto Crofton Road.

The existing vehicular access from Crofton Road would be stopped up, whilst the access from Crofton Lane would lead to 8 car parking spaces, one for each flat and 2 for each house.

Location

The site is triangular in shape, and lies in a prominent corner position at the mini-roundabout junction of Crofton Lane and Crofton Road. It measures 0.25ha and is currently occupied by a large detached chalet bungalow with a detached garage to the rear accessed from Crofton Lane. The site also has a vehicular access from Crofton Road which leads to parking at the front of the dwelling.

The surrounding area contains mostly two storey detached and semi-detached properties located within good-sized plots. The property lies on the northern side of Crofton Road, and addressed the road junction, whilst the north-western rear boundary abuts a public footpath which links Crofton Road and Crofton Lane, and separates the site from two bungalows to the rear at 1 Crofton Lane and 132a Crofton Road.

The site is surrounded by tall trees which largely screen the property from view.

Comments from Local Residents

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

- cramped overdevelopment of the site
- unacceptable backland development
- out of character with the surrounding area
- increased use of dangerous access onto Crofton Lane
- access is adjacent to a public footpath used regularly by schoolchildren - could cause accidents
- insufficient parking provision
- lack of adequate amenity space
- houses are too close to 132A Crofton Road
- general disturbance during building works
- loss of light to No.132A Crofton Road and increased noise disturbance from future occupiers
- loss of privacy, daylight and outlook from neighbouring properties
- loss of conifer trees adjacent to the footpath
- would set a precedent for flatted developments
- previous applications for residential developments were refused.

Comments from Consultees

The Council's Highway Engineer considers the parking layout and number of spaces provided to be adequate, and the applicant has demonstrated (by the submission of a swept path analysis) that there would be adequate room on site for cars to enter and exit in forward gear.

The use of the existing access from Crofton Lane to serve the development along with the stopping up of the access from Crofton Road is considered to be the preferred option from a highway point of view, and the Crofton Lane access has

good visibility to the left. The required sightline to the right could be achieved by a slight adjustment to the existing fenceline (which a previous Appeal Inspector agreed with for an earlier scheme), and a sightline condition can be imposed to meet this requirement.

A public footpath lies adjacent to the site, although it is unlikely to be affected by the development. Due to its close proximity, pedestrians using the route must be safeguarded, and it must not be damaged or obstructed either during or as a result of the development.

There are no drainage or environmental health objections to the proposals, and the Crime Prevention Officer has suggested a "Secure by Design" condition.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density & Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- NE7 Development and Trees

Planning History

Permission was refused in 2007 (ref. 07/03870) for the demolition of the existing house and the erection of a part two/three storey building comprising 6 two bedroom and 2 one bedroom flats on grounds relating to overdevelopment, lack of amenity space, and loss of outlook from neighbouring properties.

An outline application submitted in 2008 for the demolition of the house and the erection of 1 detached and 4 semi-detached two storey dwellings (ref. 08/02080) was withdrawn prior to determination.

Permission was refused in 2011 (ref. 10/03474) for the demolition of the existing house and the erection of 3 four bedroom detached houses with integral garages and access onto Crofton Lane on grounds relating to the cramped overdevelopment of the site and the detrimental impact on highway safety resulting from increased vehicular movements to and from Crofton Lane. The appeal was later dismissed on grounds relating to the amount of site coverage, the harm to the character and appearance of the locality, and the loss of outlook to the bungalow at No.132A.

Permission was refused in 2012 (ref. 12/00669) for the demolition of the existing house and the erection of 3 four bedroom detached houses on grounds relating to the cramped overdevelopment of the site, and the prominent siting of the dwellings which would be harmful to the visual amenities of the street scene. The appeal was dismissed in 2013 on grounds relating to the close proximity of the dwellings to

Crofton Road and the resulting lack of available space for landscaping, the width of the built development along the Crofton Road frontage, and the prominent side elevations which would protrude forward in the street scene. Concerns were also raised about the small size of the gardens due to the large amount of hardstanding required for turning and parking.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of the surrounding area, the amenities of neighbouring properties, parking and road safety, and important trees on the site.

With regard to the density of the proposed development, Table 3.2 of Policy 3.4 (Optimising Housing Potential) of the London Plan gives an indicative level of density for new housing developments. In this instance, the proposal represents a density of 24 dwellings per hectare with the table giving a suggested level of 35-95 dwellings per hectare in suburban areas with a 2 PTAL location. The proposals would therefore result in an intensity of use of the site that would be slightly lower than the thresholds in the London Plan, however, they need to be assessed against the wider context in terms of the character, spatial standards and townscape value of the surrounding area.

In contrast with previous redevelopment schemes for the site, the current proposals are for the retention of the existing dwelling and its extension to form 4 flats, along with the provision of a pair of semi-detached dwellings in the garden area to the south-west of the dwelling.

The ridge height of the existing building would increase by a maximum of 2.5m (from 7m to 9.5m) in order to provide the first floor accommodation, although the north-eastern section adjacent to Crofton Lane would be slightly lower at 9.2m. The existing separation of 1.3-2.8m to the boundary with Crofton Lane would be retained, although the bin and cycle stores would be attached to this side. The extended building would have a slightly smaller footprint than at present due to the removal of a side utility room extension, and allows for the provision of good size private gardens for the two ground floor flats and a large communal area in the south-eastern corner of the site for the upper flats.

The new semi-detached dwellings would be set back 2.7-3m from the converted flats, and would each have 2 car parking spaces to the side. A previous Inspector raised concerns about the close proximity of dwellings to Crofton Road and the lack of space for landscaping, therefore the proposed dwellings have been set further back from the road frontage (approximately 5.6m), but they would still address Crofton Road, which a previous Inspector considered to be important in order to be in keeping with the prevailing pattern of development along the road. The roofline of the new dwellings would have a maximum height of 7.2m within the central section, reducing to 6.5m to each side, and sufficient amenity space would be provided for future occupiers.

Overall, the amount of site coverage with buildings and hard surfacing has been reduced in the current scheme, with large garden areas being provided adjacent to

Crofton Road and Crofton Lane, whilst parking and turning areas would be largely restricted to the rear of the buildings adjacent to the public footpath. The proposals are not, therefore, considered to result in an overdevelopment of the site, and would not appear unduly prominent or cramped on this corner site, subject to the provision of a suitably landscaped setting.

With regard to the impact on residential amenity, the properties most directly affected by the proposals would be the bungalows at 1 Crofton Lane and 132A Crofton Road which are set at a slightly lower level than the application site.

In relation to 1 Crofton Lane which is situated to the north of the site, the flatted development would be higher than the existing building, but would not come any closer to the north-western boundary (a separation of at least 8.5m). There are currently three first floor windows in the existing building which face this property which is approximately 17m away, and the proposals show five first floor windows in this elevation, two of which would be to bathrooms. Some overlooking may occur from these windows, but it is proposed to supplement the landscaping along the boundary with the public footpath with a tree screen which would lessen the impact on outlook from the adjacent properties. Given the distance between the properties, the proposals are not considered to unduly affect the amenities of residents at 1 Crofton Lane.

With regard to 132A Crofton Road which is located to the north-west of the site, the proposed new dwellings would be located 4m from the boundary with the public footpath at their nearest point (which improves on the 2.5m previously proposed under ref. 12/00669 to which the Inspector raised concerns), and at least 12m from the bungalow at 132A. The roofline of the dwellings would not exceed 7.2m, and the first floor bedroom windows in the western and northern elevations would have only oblique views of the front of 132A. The proposals are not therefore, considered to result in undue loss of light, privacy or prospect to this property.

The proposals are considered acceptable from a parking and road safety point of view, subject to safeguarding conditions. The proposals would introduce an access drive and parking and turning areas into the north-western part of the site, but this would be separated from adjacent properties by the public footpath, therefore, this aspect of the proposals is not considered to cause significant harm to the amenities of neighbouring properties in terms of noise and disturbance.

The site is dominated by the presence of fast growing false cypresses, some of which are subject to an extant high hedge remedial notice, and the proposals would require many of these to be removed. It would be desirable to retain some of the more prominent trees, and these can be included within a high quality landscape design for the site which would relate more harmoniously with the junction and streetscape.

In conclusion, it is considered that the proposals have sufficiently overcome previous reasons for refusal, including concerns raised by Inspectors on appeal, and that they constitute an acceptable form of development on the site which would sufficiently protect the amenities of neighbouring properties, and would not appear cramped nor out of keeping with the surrounding area. Members will

therefore need to consider whether it would be appropriate in this case to contest the appeal.

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

as amended by documents received on 28.01.2015 30.01.2015

RECOMMENDATION: RESOLVE NOT TO CONTEST APPEAL

The following conditions are recommended to the Planning Inspectorate:

- | | | | | | | | | |
|----|---------------------|---|-------------|---|-----|---------------|-------|--|
| 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 | ACB02 | Trees - protective fencing | | | | | | |
| | ACB02R | Reason B02 | | | | | | |
| 6 | ACB03 | Trees - no bonfires | | | | | | |
| | ACB03R | Reason B03 | | | | | | |
| 7 | ACB04 | Trees - no trenches, pipelines or drains | | | | | | |
| | ACB04R | Reason B04 | | | | | | |
| 8 | ACC01 | Satisfactory materials (ext'n'l surfaces) | | | | | | |
| | ACC01R | Reason C01 | | | | | | |
| 9 | ACD02 | Surface water drainage - no det. submitt | | | | | | |
| | AED02R | Reason D02 | | | | | | |
| 10 | ACD04 | Foul water drainage - no details submitt | | | | | | |
| | ADD04R | Reason D04 | | | | | | |
| 11 | ACH03 | Satisfactory parking - full application | | | | | | |
| | ACH03R | Reason H03 | | | | | | |
| 12 | ACH10 | Provision of sight line (3 inserts) | 2.4m | x | 41m | south- | | |
| | eastwards | the access | 1m | | | | | |
| | ACH10R | Reason H10 | | | | | | |
| 13 | ACH16 | Hardstanding for wash-down facilities | | | | | | |
| | ACH16R | Reason H16 | | | | | | |
| 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 | | | | | | |
| | ACI03R | Reason I03 | | | | | | |
| 17 | ACI13 | No windows (2 inserts) | first floor | | | south-western | flank | |
| | flatted development | | | | | | | |
| | ACI13R | I13 reason (1 insert) | BE1 | | | | | |

18	ACI17 ACI17R	No additional windows (2 inserts) I17 reason (1 insert) BE1	first floor	flats and dwellings
19	ACI21 ACI21R	Secured By Design I21 reason		
20	ACK01 ACK05R	Compliance with submitted plan K05 reason		
21	ACK05 ACK05R	Slab levels - no details submitted K05 reason		

INFORMATIVE(S)

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

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

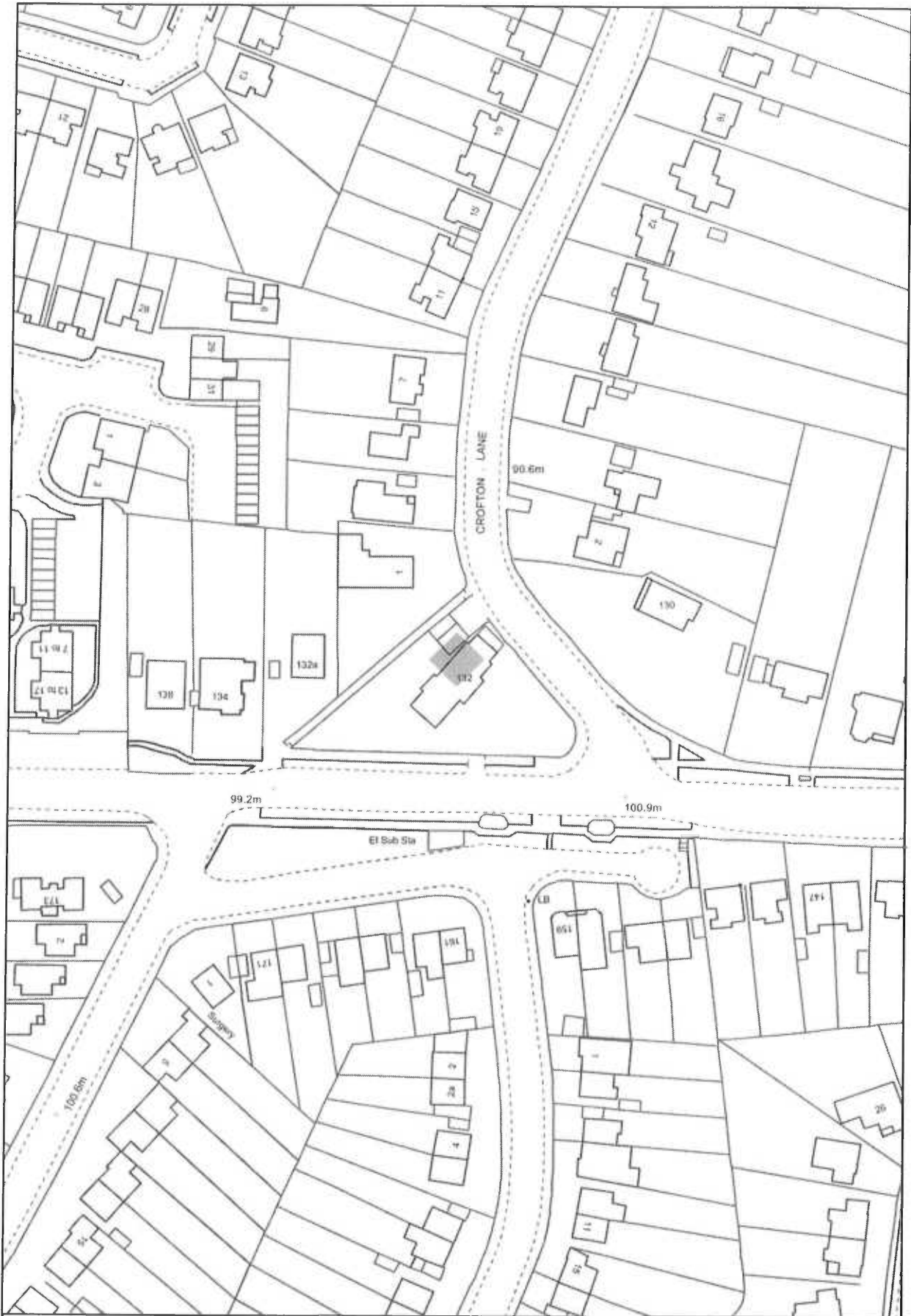
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

3 If during 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.

4 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.

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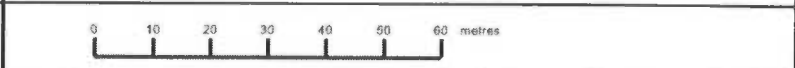
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Thursday, April 02,
2015

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

Application No : 15/00101/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Bow Wood Stonehouse Road Orpington
TN14 7HW

OS Grid Ref: E: 547454 N: 162355

Applicant : Mr & Mrs C Allen

Objections : YES

Description of Development:

Proposed new dwelling.

Key designations:

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

Proposal

This site measures 0.16ha, and is occupied by a detached split-level bungalow with limited first floor and basement accommodation. The site slopes steeply upwards from east to west, and lies adjacent to the Green Belt boundary to the south.

The rear part of the site (beyond the existing dwelling) is covered by a blanket TPO (No.58), which would not be affected by the current proposals.

It is proposed to demolish the existing bungalow, and erect a significantly larger detached 3 storey dwelling marginally further down the sloping site to the east, leaving a separation of 23m to the front boundary from the front elevation and 19.5m from the access steps to the basement which project 3.5m further south than the main dwelling.

The dwelling would maintain separations of 6-3.5m to the southern flank boundary with Middlemarch, and between 3-10m to the northern flank boundary with White Croft. The proposed dwelling would reach 8.9m in height to the southern (front elevation) and 7.8m when measured from the northern (rear) elevation by virtue of the topography of the site.

Comments from Local Residents

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

- overbearing harmful visual impact
- significantly overshadow Whitecroft
- infilling could significantly harm the character of the village
- excessively large buildings would be out of place with other properties within the semi-rural community
- all neighbouring properties are sited within large plots with open space to one or both sides giving an open rural appearance, this scheme will erode that.
- the property is out of context with the lie of the land
- the property is too close to neighbouring boundaries
- the dwelling protrudes forward of the building line by approximately 10m allowing for poor views from Middlemarch
- the dwelling will detract from the reason people live within rural areas
- the dwelling is proposed to be constructed forward of the building line of which previous applications within the street have been refused.

Highways - No objections subject to conditions

Trees - The Tree Officer expressed no objections to the scheme subject to conditions

Drainage - No Objections subject to conditions

Environmental Health - Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS)

Concerns have been expressed about the proposed lower ground study in respect to natural lighting as there is no outlook from the external glazed door and the light well is within 2m of the front retaining wall so natural light is obstructed. Concerns are also expressed about the lower ground floor guest room as there is no outlook from this window. Concerns are also raised with regards to the ventilation within the kitchen and living room.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- T18 Road Safety
- H1 Housing Supply
- T3 Parking

SPG1
SPG2

London Plan Policies:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Design and Quality of Housing Developments
- 3.8 Housing Choice
- 5.1 Climate Change
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 6.9 Cycling
- 6.13 Parking

National Planning Policy Framework

Planning History

83/01450/FUL - Proposed two storey side extension - approved

Conclusions

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

- Design
- Standard of Residential Accommodation
- Highways and Traffic Issues
- Impact on Adjoining 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.

Design, Siting and Layout

The property, by virtue of the topography of the site, appears as a two storey detached dwelling when viewed from the wider street scene. The dwelling house is proposed to be set approximately 23m back from Stonehouse Road and allows for an open and spacious front amenity space in line with the character of the neighbouring properties.

Policy H9 requires a side space to be retained of 1m or more for the entire height and length of the development between the flank elevation of the host property and the common side boundary with the neighbouring dwelling. Although the original plans adhered to the policy requirement, amended plans were requested to increase the spacing around the dwelling further in order to retain the spacious aesthetics of the plot when viewed from the wider street scene. The side space

was increased from 2.5m to 3.5m at the closest point with the common side boundary with Middlemarch and retained at 3m at the closest point along the common side boundary with White Croft. The development would not allow for a cramped form of development and would not adversely impact on the character of the wider street scene. It is considered that the size and scale of the development is acceptable in that it retains the open nature of the site and complements the adjoining Green Belt land.

Amendments were requested to reduce the height of the dwelling in order to retain the staggered ridge heights when viewed from Stonehouse Road, which was complied with. It is now considered that the height of the proposed dwelling lies harmoniously with the staggered heights of the surrounding dwelling (rising to the west along Stonehouse Road) and is not considered to detrimentally impact in terms of being unduly prominent.

The dwelling house is sited approximately 1m in front of the neighbouring property to the west of the site, Middlemarch (the nearest adjoining dwelling), and approximately 4.5m forward of the existing front elevation of the bungalow. Dwellings along Stonehouse Road do not benefit from a regimented building line and it is therefore considered that the siting of the dwelling is acceptable in that it does not unduly compromise the character of the surrounding street scene or create an unduly prominent dwelling.

With regard to the design of the dwelling, it is noted that the height of the dwelling has been significantly reduced from that originally proposed which allows for an element of subservience within the plot. Materials proposed within the construction consist predominantly of red and yellow stock brick and an off white render to the front elevation allowing for a modern and crisp finish. Within Stonehouse Road there are a plethora of differing designs and a variety of materials are present so the development would not be out of keeping with the surrounding area. Materials can be controlled by way of a condition.

Residential Amenity

Standard of Residential Accommodation

Policy 3.3 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

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

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

In terms of amenity space the depth of the rear garden is of sufficient depth and proportion to provide a usable space for the purposes of a five bedroom dwellinghouse.

With regards to the Environmental Health Comments, whilst it is appreciated there is a poor outlook from the lower ground floor guest bedroom it is considered the main living and sleeping accommodation is found within the ground and first floor and the basement accommodation will be used on a sporadic basis. The outlook from the guest bedroom has been improved through the submission of amended plans to allow for a 3m separation distance to the flank wall of the light well. It is considered that if approval were to be forthcoming a condition should be added to the decision notice to restrict the use of the ground floor level as a separate residential unit in order to retain the guest room as a secondary form of accommodation to the main dwelling.

Although it is appreciated that Environmental Health have concerns over the outlook of the study at lower ground floor level it is considered that this room is not a habitable room and as such does not require the same standard of amenity to be provided. It is considered that the room within the basement will not be in continuous use as a main habitable room and the level of natural light provided is of an acceptable standard.

Impact on Adjoining Properties

The habitable room windows will face the northern or southern boundary of the site. No properties are located to the rear of the site within 50m of the boundary and as such it is considered that there is no issue with regards to perceived or actual overlooking. All windows within the flank elevations of the property will be conditioned to be obscurely glazed and non opening below 1.7m in level in the event that permission is forthcoming. On this basis, it is not considered that the dwelling will result in loss of privacy or overlooking of adjacent properties.

Both adjacent properties at White Croft and Middlemarch are angled away from the host property, significantly reducing any potential impact on residential amenity. Although it is noted that the proposed dwelling will be sited within 3.5m of the common side boundary with Middlemarch and project 1m in front, by virtue of the oblique angle and minimal encroachment, it is not considered that the proposed dwelling would impact unduly upon neighbouring amenities. By virtue of the considerable separation distance with the property at White Croft (11m at the rear and 20.5m at the front), it is not considered that the proposed dwelling would unduly impact upon the residential amenity with regards to the owner/occupiers of the neighbouring property.

Car parking

The proposed new dwelling provides a single integral garage and off street parking for up to three vehicles. No objections were raised on behalf of Highways.

Refuse

All new developments should have adequate facilities for refuse and recycling. The applicant has not provided details of refuse storage for the unit in the curtilage however these could be dealt with by condition.

as amended by documents received on 06.03.2015

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 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 4 ACH19 Refuse storage - implementation
ACH19R Reason H19
- 5 ACH26 Repair to damaged roads
ACH26R Reason H26
- 6 ACH27 Arrangements for construction period
ACH27R Reason H27
- 7 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 8 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 9 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 10 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.

- 11 ACI11 Obscure glaz'g/details of opening (1 in) in the south-west
and north-east elevations
ACI11R Reason I11 (1 insert) BE1

12 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.

Reason: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 13 The lower ground floor accommodation shall be used only by members of the household occupying the dwelling and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two or more dwellings.

14 Details and samples of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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

15 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

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

16 ACK05 Slab levels - no details submitted
ACK05R K05 reason

INFORMATIVE(S)

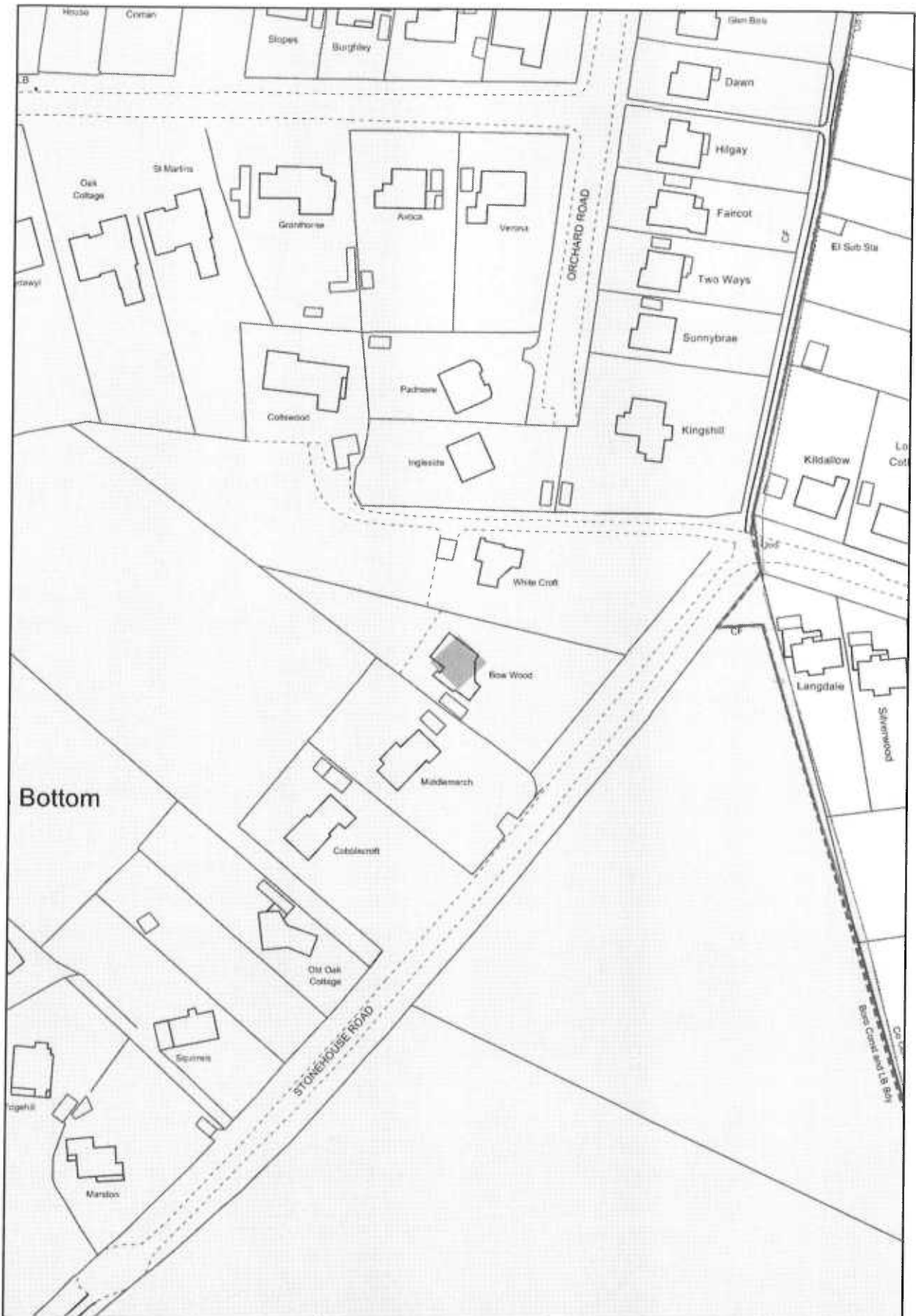
1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution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

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.

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

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

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



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

Application No : 15/00560/FULL6

Ward:
Hayes And Coney Hall

Address : 38 Ridgeway Hayes Bromley BR2 7DE

OS Grid Ref: E: 540310 N: 165918

Applicant : Mrs Karine Pacary

Objections : YES

Description of Development:

part one/two storey side and single storey rear extensions

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

The application seeks planning permission for a part one/two storey side extension and single storey rear extension.

The two storey side extensions will infill an area to the western side of the property behind the existing attached garage and a first floor bedroom. It will project 2.9m to the side in line with the existing flank wall of the garage and will extend in line with the existing main rear building line. A distance of approximately 0.8m will be retained from the flank wall of the extension to the western side boundary.

The single storey rear extension will project approximately 2.7m in depth for the full width of the property to extend in line with the flank wall of the proposed two storey extension. It will have a pitched roof with a maximum height of approximately 3.9m and an eaves height of 3m, when scaled from the submitted drawing. Four rooflights are indicated in the pitched roof of the extension.

Two skylights are indicated in the existing rear roof slope of the main property. The agent has advised these are to serve the existing loft.

Location

The application site is a two storey detached property on the southern side of Ridgeway, Hayes. The surrounding properties are a mix of semi-detached and detached properties of similar size set in medium 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
- loss of privacy

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

Comments from Consultees

There are no internal or external consultees for this application.

Planning Considerations

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

- H8 Residential Extensions
- H9 Side Space
- BE1 Design of New Development

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

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

Planning History

There is no planning history at the property.

Conclusions

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

The proposed part one/two storey side extension will not be visible from the streetscene as it will sit behind an existing two storey side element to the property. The extension will project in line with the side wall of this existing side element and in line with the rear wall of the main part of the property, retaining a distance of 0.8m side space to the western side boundary. Policy H9 of the Council's UDP states that the Council will normally require a proposal of two or more storeys in height, to retain a minimum 1 metre space from the side boundary of the site for

the full height and length of the flank wall of the building to prevent a cramped appearance within the streetscene and to safeguard the amenities of neighbouring properties. In this instance a distance of only 0.8m is indicated. However, given the location of the extension, it will not be visible from the streetscene and therefore will not impact on the spatial standards of the area. Concerns have been raised by the neighbouring property at no. 36 with regards to the impact on light to two ground floor windows within their existing flank wall which face towards the application property. However, whilst it is noted that there may be a degree of impact with regards to light, Members may consider that the impact is not significant enough in this instance to warrant a refusal. Accordingly, it is considered that policy H9 is satisfied.

One first floor window, and one door and one window in the ground floor, are proposed in the western flank elevation. The neighbouring property has raised concerns with regards to loss of privacy. The first floor window appears to serve a wardrobe area and as such it would be reasonable to condition this window to be obscure glazed and non-opening below 1.7m from internal ground level to safeguard the privacy of both the host dwelling and neighbouring property. There is an existing door and window in the ground floor western flank elevation of the host dwelling. Accordingly, the proposed new door and window are not considered to cause any additional impact with regards to privacy than currently exists.

The single storey rear extension is modest in depth and height and will maintain a separation to both side boundaries of approximately 0.8m. The design of the extension is in character with the host dwelling with the proposed materials indicated within the application form to match the existing property. Accordingly, the proposed single storey rear extension is not considered to cause any detrimental impact to the character of the host dwelling or amenities of the neighbouring properties.

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

Background papers referred to during production of this report comprise all correspondence on the file, 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 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 4 | ACI17 | No additional windows (2 inserts) | flank | extensions |
| | ACI17R | I17 reason (1 insert) | BE1 | |

- 5 Before the development hereby permitted is first occupied, the proposed window in the first floor western flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

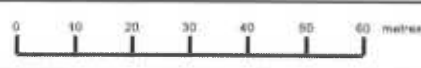
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.



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

Application No : 15/00845/FULL6

Ward:
Petts Wood And Knoll

Address : 114 St John's Road Petts Wood
Orpington BR5 1HZ

OS Grid Ref: E: 544839 N: 167298

Applicant : Mr & Mrs S & K Onslow

Objections : NO

Description of Development:

Single storey front extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 4

Proposal

Planning permission is sought for the removal of the entrance lobby to this property, and its replacement with a single storey front extension which would include a pitched roof that would also extend over the existing garage. The extension would project 2.275m forward of the front wall of the dwelling, and would extend approximately 0.8m forward of the existing garage.

Location

This detached two storey dwelling is located on the north-eastern side of St John's Road, and lies within Petts Wood Area of Special Residential Character. The property has an attached garage to the side which projects forward of the main front elevation by approximately 1.4m and abuts the south-eastern flank boundary.

The application site lies adjacent to an access road which serves rear garages for the maisonettes at Nos.98-112 St John's Road.

Comments from Local Residents

No third party comments have been received to date.

Planning Considerations

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

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

The applicant is an elected Member of the Council.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Petts Wood Area of Special Residential Character, and on the amenities of neighbouring residential properties.

The replacement single storey front extension would be slightly larger than the existing entrance lobby, but would not appear overly bulky either in relation to the existing house or within the street scene. It would not intrude upon the general line of built development in St. John's Road, and would still be set back between 5.8-8m from the front boundary of the site. It is not therefore considered to have a detrimental impact on the character and spatial standards of the ASRC.

The extension would be set a good distance away from neighbouring properties, and is not considered to have a detrimental impact on residential amenity.

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

RECOMMENDATION: PERMISSION



Subject to the following conditions:

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



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