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DATE: 25 November 2014

To: Members of the  
**PLANS SUB-COMMITTEE NO. 2**

Councillor Simon Fawthrop (Chairman)  
Councillor Michael Turner (Vice-Chairman)  
Councillors Kathy Bance MBE, Peter Dean, Nicky Dykes, Samaris Huntington-Thresher, Kate Lymer, Russell Mellor and Richard Scoates

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on  
**THURSDAY 4 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**

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

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

*Copies of the documents referred to below can be obtained from*  
<http://cbs.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 9 OCTOBER 2014**  
(Pages 1 - 8)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	West Wickham	9 - 18	(14/03325/FULL1) - Glebe School, Hawes Lane, West Wickham.

### SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.2	Cray Valley West	19 - 24	(14/03417/FULL2) - Enso House, 3 New Mill Road, Orpington.
4.3	Penge and Cator Conservation Area	25 - 32	(14/03459/FULL1) - Harris Academy Bromley, Lennard Road, Beckenham.
4.4	Penge and Cator Conservation Area	33 - 40	(14/03636/FULL1) - Harris Academy Bromley, Lennard Road, Beckenham.
4.5	Petts Wood and Knoll	41 - 48	(14/03673/FULL1) - 9 Irene Road, Orpington.
4.6	Shortlands Conservation Area	49 - 52	(14/03712/FULL6) - 65 Wickham Way, Beckenham.

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

Report No.	Ward	Page No.	Application Number and Address
4.7	Bickley	53 - 60	(14/01570/PLUD) - 11 Mavelstone Close, Bromley.

4.8	Chelsfield and Pratts Bottom	61 - 66	(14/02890/FULL1) - Orpington Hospital, Sevenoaks Road, Orpington.
4.9	Bromley Town	67 - 70	(14/03070/FULL6) - 9 Marina Close, Bromley.
4.10	Shortlands	71 - 76	(14/03232/FULL6) - 17 Kingswood Road, Shortlands.
4.11	Darwin	77 - 80	(14/03322/FULL6) - 2 West Hill, Downe.
4.12	Petts Wood and Knoll	81 - 86	(14/03519/FULL6) - 46 Crest View Drive, Petts Wood.
4.13	West Wickham	87 - 92	(14/03590/FULL6) - 74 Woodland Way, West Wickham.
4.14	West Wickham	93 - 96	(14/03598/FULL6) - 32 Hawkhurst Way, West Wickham.
4.15	Penge and Cator	97 - 104	(14/03647/FULL1) - 111 Maple Road, Penge.
4.16	Bromley Common and Keston	105 - 110	(14/03670/FULL6) - 10 Croydon Road, Keston.

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

Report No.	Ward	Page No.	Application Number and Address
4.17	Penge and Cator	111 - 116	(14/03823/ADV) - 14-16 High Street, Penge.

**5 CONTRAVENTIONS AND OTHER ISSUES**

Report No.	Ward	Page No.	Application Number and Address
	<b>NO REPORTS</b>		

**6 TREE PRESERVATION ORDERS**

Report No.	Ward	Page No.	Application Number and Address
	<b>NO REPORTS</b>		

## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 9 October 2014

### Present:

Councillor Simon Fawthrop (Chairman)  
Councillors Peter Dean, Peter Fookes, Samaris Huntington-Thresher, Kate Lymer, Russell Mellor, Michael Rutherford and Richard Scoates

### 10 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Nicky Dykes and Kathy Bance MBE and Councillors Michael Rutherford and Peter Fookes attended as their substitutes respectively. Apologies for absence were also received from Councillor Michael Turner.

### 11 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

### 12 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 AUGUST 2014

Councillor Russell Mellor was concerned with the Informative attached to Minute 9.8 on page 12 of the minutes concerning (14/02185/PLUD) – Hamara, Shortlands Grove, Shortlands. In Councillor Mellor's view the informative was not as specific as intended but as the decision notice had been issued this could not be amended.

**RESOLVED** that the Minutes of the meeting held on 14 August 2014 be confirmed.

### 13 PLANNING APPLICATIONS

#### SECTION 1

(Applications submitted by the London Borough of Bromley)

#### 13.1 WEST WICKHAM

**(14/02319/Full1) - Hawes Down Junior School, The Mead, West Wickham**

Description of application – Single storey extension with glazed canopy to provide additional classroom accommodation with toilet.

Oral representations in support of the application were

received at the meeting. It was reported that Sport England had no objection to the application. 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.

## **SECTION 2**

(Applications meriting special consideration)

### **13.2 SHORTLANDS CONSERVATION AREA**

#### **(13/03855/OUT) - Rydal Mount, 23 Cumberland Road, Shortlands.**

Description of application – Demolition of existing buildings and erection of 45 residential units with basement parking and up to 45 cars **OUTLINE** (with all matters reserved).

Comments from Ward Members, Councillors Mary Cooke and David Jefferys, in objection to the application were reported.

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

### **13.3 CRAY VALLEY EAST**

#### **(14/02081/RECON) - Compost Site on Land off Cookham Road, Swanley.**

Description of application – Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open window composting facility) to add additional structures and amend the type and layout of proposed buildings for the reception and maturation process.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT** to incorporate this approved application into the original agreement, as recommended, subject to the conditions and informatives set out in the report of the

Chief Planner with an amendment to Condition 13 to read:-

“13. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The scheme shall include tree planting along Cookham Road. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

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

**13.4  
BROMLEY COMMON AND  
KESTON**

**(14/02345/FULL6) - 7 Larch Way, Bromley.**

Description of application - Part one/two storey side/rear extension.

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

**13.5  
PENGE AND CATOR**

**(14/02455/FULL1) - 181 Kent House Road, Beckenham.**

Description of application – Conversion of existing dwelling into 2x two bedroom flats and 1x one bedroom flat, plus elevational alterations.

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

**13.6  
BICKLEY**

**(14/02676/FULL6) - 2 Cloisters Avenue, Bickley.**

Description of application – Single storey side/rear and first floor side/rear extensions.

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.

**13.7  
CRYSTAL PALACE  
CONSERVATION AREA**

**(14/02916/FULL1) - 9D Crystal Palace Park Road, Sydenham.**

Description of application - Six replacement uPVC windows.

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

**SECTION 3**

(Applications recommended for permission, approval or consent)

**13.8  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(14/01262/OUT) - 112 Elmstead Lane, Chislehurst.**

Description of application – Demolition of existing dwelling and outbuildings and erection of detached two storey building with accommodation in roofspace comprising 5 two bedroom and 3 one bedroom flats, with 8 car parking spaces and vehicular access to side. **OUTLINE.**

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, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** regarding the footway, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 2 and 11.

“2. The landscaping details, which shall include the materials of paved areas and other hard surfaces, submitted in accordance with condition 1 and subsequently approved in writing by the Local Planning Authority shall be implemented in the first planting season following the occupation of the buildings or the substantial completion of the development whichever is the sooner. The scheme shall include a tree planting/landscaping scheme alongside the boundary with Fenton Close. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or



become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

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

11. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages – to incorporate a minimum of 8 off-street parking spaces – and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

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

**13.9  
KELSEY AND EDEN PARK**

**(14/02141/FULL1) - Land rear of 107-111 Monks Orchard Road, Beckenham.**

Description of application – Erection of 3 storey (third floor in roofspace) detached block comprising 7 x 2-bedroom flats and 1 x 3 bedroom flat; associated car parking, refuse store, bicycle store, landscaping and boundary enclosures.

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

Ward Member, Councillor Peter Dean, referred to the long history of the site and the potential lack of amenity and detrimental impact the proposed development would have on neighbouring properties.

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

1. The proposal would be detrimental to the amenities of nearby residential properties by reason of excessive noise, disturbance and car fumes created by the development and associated access road, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposal, by reason of the siting and limited extent of communal areas, would result in an inadequate and unsatisfactory level of amenity for future occupants, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**13.10  
HAYES AND CONEY HALL**

**(14/02175/FULL6) - 213 Queensway, West Wickham.**

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

Councillor Simon Fawthrop requested to have recorded that he accepted the principle of development on the site but not the principle of this proposed development on the street scene setting. 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.

**13.11  
FARNBOROUGH AND  
CROFTON**

**(14/03236/RESPA) - Bassetts House, Broadwater Gardens, Orpington.**

Description of application – Change of use of ground, first and second floors of Bassetts House from Class B1(a) office to Class C3 dwellinghouses to form 3 studio/one bedroom, 8 two bedroom and 1 four bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO).

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

The following representations from Ward Member, Councillor Charles Joel, were reported in his absence and minuted at his request.

“For the interest of the Committee Members who are not familiar with this building it is locally listed and was built as a private residence during the early part of the 1900s for the Lubbock family. Over a number of years it has been used by the National Health Service for offices/commercial use.

In general I do not see any objections that can be put forward on this application but I am given to understand that a further application will need to be submitted under the Town & Country Planning Acts showing the actual detail and works.

My main concern, and it may not be relevant to this application, is that particular care must be taken to

any external alterations and more so to reduce the scale and mass of the perimeter front brick boundary wall. I have made representations on this point to the National Health Service Property Services and the Chief Planner and it may be possible to include an informative with the consent.”

Members having considered the report and representations, **RESOLVED that PRIOR APPROVAL be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 1 and an additional Informative to read:-

“1. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages – to incorporate a minimum of 18 off-street parking spaces – and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

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

INFORMATIVE: The applicant is advised to reduce the scale and massing of the front boundary wall which detracts from the setting of this locally listed building.”

#### **SECTION 4**

(Applications recommended for refusal or disapproval of details)

#### **13.12 CRAY VALLEY EAST**

#### **(14/02039/FULL2) - 9A Perry Hall Road, Orpington.**

Description of application – Continuation of use as hand car wash (Sui Generis) and erection of part 2.5m and part 1m high acoustic fencing.

RETROSPECTIVE APPLICATION.

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

Members having considered the report, objections

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*9 October 2014*

and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION** previously authorised **BE CONTINUED**.

The Meeting ended at 7.56 pm

Chairman

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

**Application No :** 14/03325/FULL1

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

**Address :** Glebe School Hawes Lane West  
Wickham BR4 9AE

**OS Grid Ref:** E: 538913 N: 165987

**Applicant :** London Borough Of Bromley

**Objections :** YES

### **Description of Development:**

New part three/ two storey classroom block (on site of the existing art and design technology building)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Urban Open Space  
London City Airport Safeguarding Birds  
Local Distributor Road

### **Proposal**

Permission is sought for a new part three/ two storey classroom block (on site of the existing art and design technology building) and associated external works.

### Context

There is an identified need for additional, in borough provision for secondary aged pupils with Autistic Spectrum Disorder (ASD). The number of children now diagnosed with ASD is growing resulting in a projected shortfall ASD places by 2021 of 120 (11-16) and 36 (post 16). If no action to increase maintained in borough provision is taken, these additional 156 places would need to be commissioned from the independent sector at a higher cost. It is a statutory requirement to provide these places

### Application

In summary this proposal will provide 104 additional places for pupils of secondary age. This breaks down to 80 places for 11 - 16 year old ( 16 per year group, 8 per Class) and 24 post 16.

Glebe School will provide all students with access to the full secondary phase curriculum.

The proposed building is three storeys high with a flat roof at the front and two storeys high with a flat roof towards the rear. The building adjoins the two storey eastern wing of the existing quadrangle buildings and is approximately 1.8 metres higher than the ridge of the existing.

The proposed classroom spaces have a minimum of 2850mm floor to ceiling height and the proposed art studio spaces have a higher floor to ceiling of 3700mm. The proposed building is set at the upper ground floor level of the existing school building so that access is provided at the point where the two building connect to the front of the new block.

There are two vehicular access points . The eastern one is used for minibus parking during drop off. It will be used to access the proposed additional 7 spaces proposed.

It should be note that the building proposed is not on Urban Open Space but the playing fields are.

### **Location**

Glebe School is located on the north side of Hawes Lane, together with Hawes Down Schools there is a substantial playing field also to the north. Further to the north is a railway line. On the opposite side of the road is an allotment site. The surrounding area is mainly residential in character.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one representation was received which is summarised as follows:

- concern about the time to complete works
- construction times
- impact on parking and neighbouring school

### **Comments from Consultees**

From a Highways point of view the applicant states that "Since submission of the planning application for the School expansion, updated data contained within this Technical Note has been provided by the school. It is noted that this data was not available when JMP's Transport Statement was originally written. For the most recent academic year, the percentage of students that currently travel by minibus is 68%. This has reduced significantly from 87% the previous academic year, equating to 25 fewer pupils using the school minibus to travel to and from the School." This translates to a reduction in minibus usage of 19% over the course of one academic year.

Presently 15 minibuses transport pupils daily, each with an average of eight seats. This equals to an existing capacity for 120 pupils. However, in the most recent academic year only 90 pupils (68%) travel to and from the School by minibus, meaning approximately 30 minibus seats are currently unoccupied

In conclusion the mode share held by minibus for travel to and from the School has decreased by 19% over the past academic year (from 87% to 68%). With this reduction, no additional minibuses are anticipated to be required as a result of the proposed expansion. As such, the existing minibus drop-off area is expected to have sufficient capacity to meet demand for additional minibus demand resulting from the increase in pupil numbers.

The proposed car parking is substandard as the standard car bay's dimension is 2.4m long by 4.8m long with 6.0m manoeuvring width. Furthermore the minibus bays should be a minimum of 6.0m long by 3.0 wide. Conditions are suggested.

Sport England have no objections .

Any comments from the Councils Environmental Health Officer will be reported verbally.

Any comments from Education will be reported verbally.

Any comments from a landscaping point of view will be reported verbally.

In terms of Crime Prevention, a standard planning condition can secure this.

Thames water have no objections.

### **Planning Considerations**

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

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

London Plan

- 3.18 Education facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable Design and Construction.
- 5.7 Renewable Energy

- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking.
- 7.2 An Inclusive Environment.
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Trees and woodlands
- 8.3 Community infrastructure levy

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

The Councils adopted SPG design guidance is also a consideration.

### **Planning History**

There is no recent relevant history

### **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 adjacent area of Urban Open space.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.
- Sustainability and Energy.
- Ecology and Landscaping.

### Principle of Development

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.

Policy G8 of the UDP states that proposals for built development in areas defined as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space. In all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

With regard to the impact upon the Urban Open Space, the development is related to and essential for the function of the existing use and would not exceed the site coverage of the existing development on the site. The proposal would, by reason of its scale, siting and size, not unduly impair the open nature of the site.

In addition, it is noted that the majority of the scheme is not affecting the Urban Open space being outside of the designated land.

### 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 but seeks to reflect the existing building.

In principle the materials are considered acceptable subject to further details and samples which can be obtained by planning condition.

### 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.

Whilst the proposed buildings are substantial 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.

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

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer who has advised there are no objections raised subject to planning conditions to provide more information. This is in respect of construction and logistics, car parking layout and management, secure cycle storage, travel plan review.

As such it is not considered that the proposal would have any significant effect on highway safety.

### Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The scheme is a major application and therefore is required by Policy 5.2 of the London Plan to achieve a 40% reduction in carbon emission on 2010 Building Regulations between 2013 and 2016.

### Landscaping

Minor landscaping works are proposed that generally include an adaption of hard play area to suit the new extensions together with new play areas and parking.

### Summary

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, Officers consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extensions are considered to be of appropriate scale, mass and design and relate well to their context in the locality. The proposal would provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal would have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and the scheme is therefore considered acceptable.

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 12.11.2014

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
ACA01R        A01 Reason 3 years
- 2     ACA04        Landscaping Scheme - full app no details  
ACA04R        Reason A04
- 3     ACC01        Satisfactory materials (ext'nl surfaces)  
ACC01R        Reason C01
- 4     ACC03        Details of windows  
ACC03R        Reason C03
- 5     ACD02        Surface water drainage - no det. submitt  
AED02R        Reason D02
- 6     ACH02        Satisfactory parking - no details submit  
ACH02R        Reason H02
- 7     ACH16        Hardstanding for wash-down facilities  
ACH16R        Reason H16
- 8     ACH22        Bicycle Parking  
ACH22R        Reason H22
- 9     ACH28        Car park management  
ACH28R        Reason H28
- 10    ACH29        Construction Management Plan  
ACH29R        Reason H29
- 11    ACH30        Travel Plan  
ACH30R        Reason H30
- 12    ACH32        Highway Drainage  
ADH32R        Reason H32
- 13    ACK01        Compliance with submitted plan  
ACK05R        K05 reason
- 14    ACI21        Secured By Design  
ACI21R        I21 reason
- 15    ACK03        No equipment on roof  
ACK03R        K03 reason
- 16    ACK06        Slab levels - compliance

ACK06R K06 reason

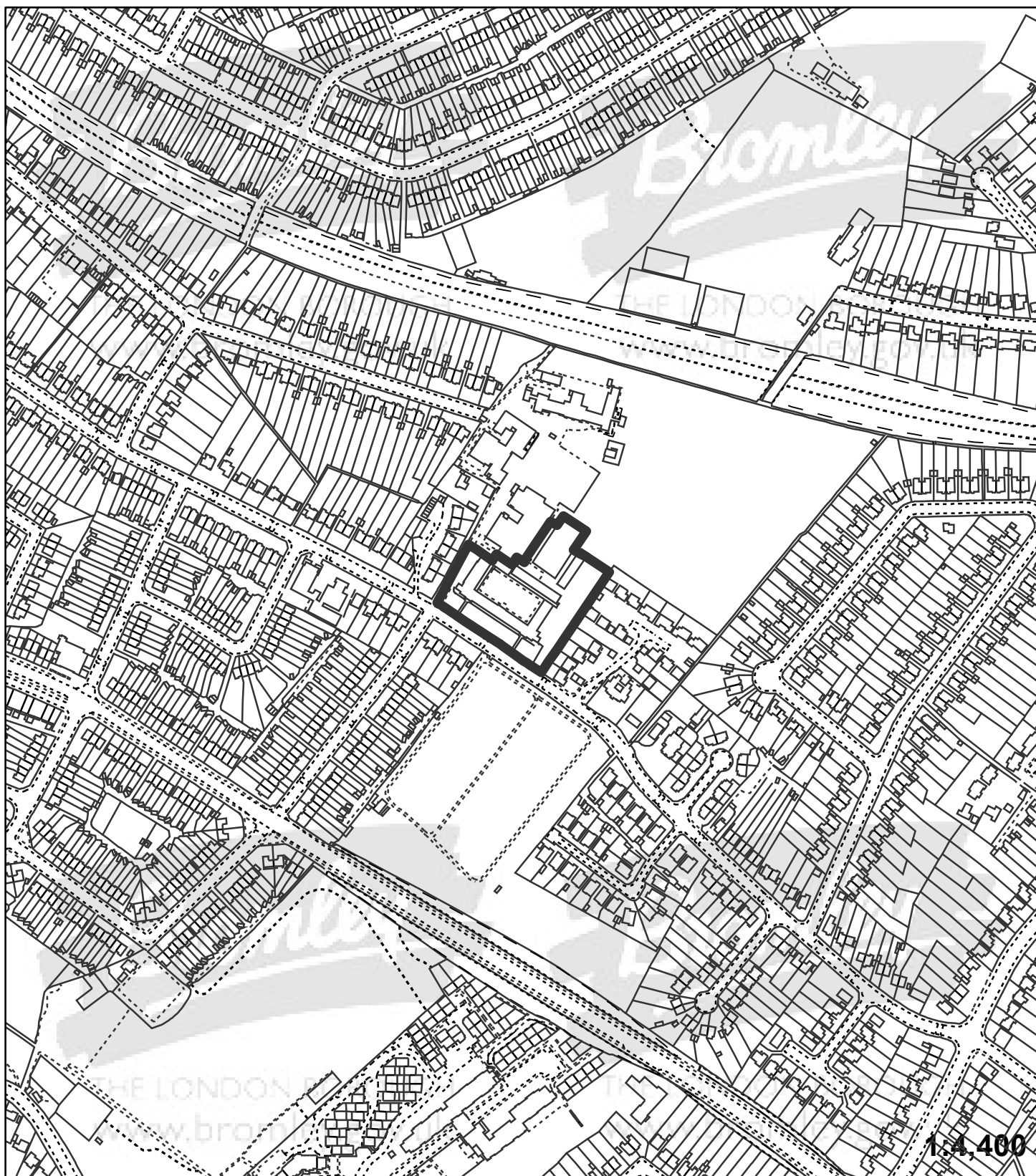
- 17 The targets for carbon dioxide emissions reduction detailed within the Sustainability and Energy Strategy Report hereby approved shall be achieved on site prior to occupation of the new school building.

**Reason:** In order to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 of The London Plan.

**Application:**14/03325/FULL1

**Address:** Glebe School Hawes Lane West Wickham BR4 9AE

**Proposal:** New part three/ two storey classroom block (on site of the existing art and design technology building)



"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 :** 14/03417/FULL2

**Ward:**  
Cray Valley West

**Address :** Enso House 3 New Mill Road Orpington  
BR5 3TW

**OS Grid Ref:** E: 547322 N: 169662

**Applicant :** Lyca Health (Kent Limited)

**Objections :** NO

### **Description of Development:**

Change of use of ground floor from offices (Class B1) to health diagnostic centre (Class D1) and new entrance to building

Key designations:

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

Flood Zone 3

Gas HP Pipelines

Gas HP Zones Gas HP Zones:

Gas Pipelines

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

Sites of Interest for Nat. Conservation

Sites of Special Scientific Interest Sites Of Special Scientific Interest - 02

### **Proposal**

It is proposed to use the ground floor of this vacant two storey office building as a health diagnostic imaging centre which would fall within Use Class D1. The use would include x-ray, ultrasound, MRI and CT scanners, consulting rooms and a physiotherapy gym for treatment. It would operate between 7am-10pm Mondays to Fridays, and between 8am-6pm at weekends which would include ancillary activities such as cleaning and maintenance which would take place outside the core operating hours.

Patients would attend for prior appointments only (no "walk-in" services are provided), and a maximum of 90 patients would be seen on weekdays, with up to 12 present at any one time. There would be a maximum of 12 staff on duty, with up to 6 visiting consultants on site at any one time. The physiotherapy gym would

have up to 5 staff at any one time. A total of 17 full-time (or equivalent) jobs would be created as a result of the proposals.

The building as a whole has a total of 114 car parking spaces located to the front of the site, and 59 of these spaces would be allocated to the proposed diagnostic imaging centre. A new entrance to the building would be created as part of the current proposals along with an area of cycle parking, which would require the use of 2 additional car parking spaces. The existing entrance would be retained in order to access the first floor of the building.

The application is accompanied by the following documents:

- Marketing Report
- Transport Statement
- Flood Risk Assessment
- Design and Access Statement

### **Location**

This site forms part of the Crayfields Business Park and falls within St Mary Cray Business Area as designated by the Unitary Development Plan. This is the largest of the Borough's Business Areas with 40 hectares used for light industry or warehousing, and has the best connections to the M25. It is, therefore, the Borough's prime location for such businesses.

The site is also located in a Strategic Industrial Location (SIL) within the London Plan, and is defined as an Industrial Business Park (IBP) within this context.

The building has been vacant since October 2010, but was previously used for Class B1 offices.

### **Comments from Local Residents**

No third party representations have been received to the proposals.

### **Comments from Consultees**

With regard to highways issues, the site is located within a very low PTAL area (1b), but the number of car parking spaces allocated for the proposed use is considered acceptable, whilst the likely trip generation associated with the proposed use is not considered to have a significant impact on the highway network. It is considered necessary, however, to restrict the uses to those proposed as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

No objections are raised by the Environment Agency with regard to flood risk, and Thames Water have not raised any concerns with the proposals.

No objections are raised by Environmental Health.



## **Planning Considerations**

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

EMP3 Conversion or Redevelopment of Offices for Other Uses  
EMP4 Business Areas  
EMP7 Business Support  
C4 Health Facilities  
T3 Parking

In addition, the following documents are also relevant to this case:

The London Plan (2011)  
NPPF

## **Planning History**

Enso House was constructed during the late 1980s/early 1990s under permission ref. 87/03765, and was occupied as offices from January 1991 until October 2010.

Permission was granted in January 2014 (ref.13/03376) for the change of use of part of the ground floor of this building from offices (Class B1) to health diagnostic centre (Class D1), but this has not yet been implemented.

## **Conclusions**

The main issues in this case are the impact of the change of use on the Business Area, taking into account the permission already granted for D1 use of part of the ground floor, and the traffic implications of the proposed use on the surrounding road network.

It is now proposed to use the whole of the ground floor of this building (1465sq.m.) as a health diagnostic centre (Class D1), and as it lies within a designated Strategic Industrial Location (SIL), the following policies of the UDP would apply:

Policy EMP3 outlines the Boroughs stance for conversion or redevelopment of offices for other uses, and states that the Council would only permit the loss of office space where there is no local shortage, or where there is evidence of long term vacancy and there would be no likely loss of employment. The agent has provided marketing material for the site and has stated that the previous tenant occupied the offices from 1991-2010. Since October 2010 the site has remained vacant despite joint marketing from two agents. The proposed change of use would not therefore result in the loss of employment, but would create a total of 19 new jobs, 15 of which would be full-time and 4 part-time.

Policy EMP7 encourages proposals that would improve the supply of small business units in a variety of places including Business Areas or land and premises used for employment purposes. As a result, the Council would encourage the start-up of firms or the expansion of existing firms, in order to provide a sufficient supply

of various types of accommodation. This is further stated in Policy 4.1 of the London Plan, which supports and ensures the sufficient availability of suitable workspaces for small and medium sized enterprises.

Permission has already been given for the change of use of 927sq.m of the ground floor from Class B1 to Class D1, and the loss of the B1 office floorspace was previously considered acceptable. An expansion of the D1 use into the whole of the ground floor (a further 538sq.m.) is considered acceptable as it would retain Enso House as a site for employability (creating 19 new jobs). Furthermore, the agent has offered weight to the change of use by providing marketing evidence showing the efforts that have been made to find a tenant to occupy the site for Class B uses, but to no avail.

As with the previous permission, Members may consider it appropriate to restrict the use to a health diagnostic centre and for no other use within Class D1 (non-residential institutions) in order for any alternative use to be assessed on its particular planning merits, and conditioned where appropriate.

With regard to highways issues, the proposals are not considered to have a significant impact on the highway network, subject to restricting the uses to those specified as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

UDP Policy C4 generally supports changes of use for new or improved health care facilities where they are accessible by modes of transport other than the car, and accessible to the members of the community they are intended to serve. The proposals are not, therefore, directly supported by this policy, but the proposals are not considered to result in any undue traffic or parking problems in the vicinity.

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      ACH03      Satisfactory parking - full application  
        ACH03R      Reason H03
- 3      ACJ01      Restriction on use (2 inserts)              a health diagnostic and  
        treatment centre      D1  
        ACJ06R      J06 reason (1 insert)              EMP4
- 4      The use shall not operate before 07.00 hours and after 22.00 hours on  
        Mondays to Fridays, nor before 08.00 hours and after 18.00 hours on  
        Saturdays and Sundays.  
        ACJ06R      J06 reason (1 insert)              BE1
- 5      ACK01      Compliance with submitted plan  
        ACK03R      K03 reason

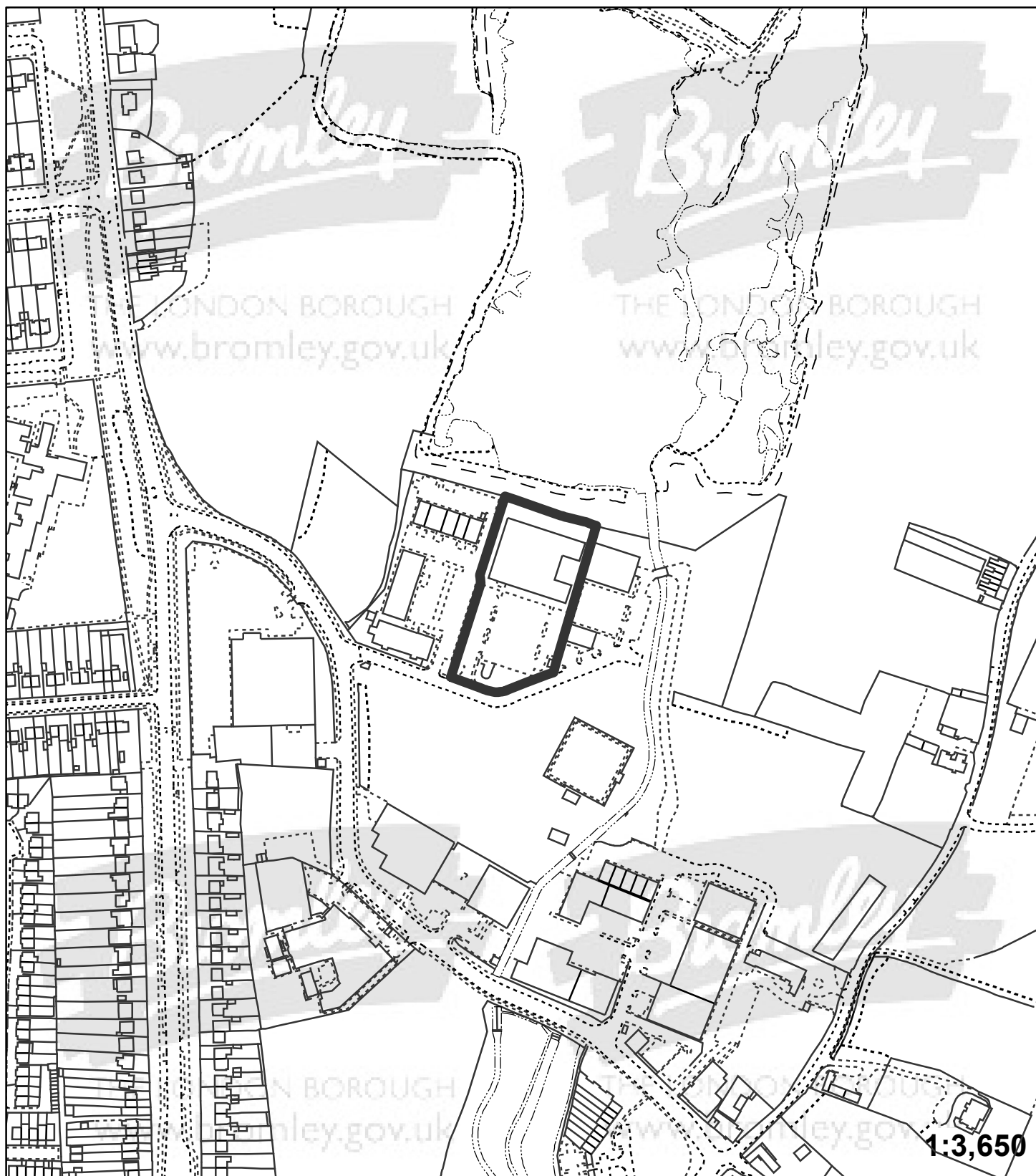
6 Customers shall be admitted to the premises by previously booked appointment only, and there shall be no "walk-in" appointments without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to control the number of visitors to the premises in the interests of parking and highway safety and to accord with the terms of the employment use proposed in the application, and so that any change can be reconsidered with regard to these impacts and comply with Policies T18 and EMP4 of the Unitary Development Plan.

**Application:**14/03417/FULL2

**Address:** Enso House 3 New Mill Road Orpington BR5 3TW

**Proposal:** Change of use of ground floor from offices (Class B1) to health diagnostic centre (Class D1) and new entrance to building



"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 :** 14/03459/FULL1

**Ward:**  
Penge And Cator

**Address :** Harris Academy Bromley Lennard Road  
Beckenham BR3 1QR

**OS Grid Ref:** E: 536308 N: 170396

**Applicant :** Ms H Cole

**Objections :** YES

### **Description of Development:**

Six temporary classrooms and toilet block

Key designations:

Conservation Area: Aldersmead Road

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

Local Cycle Network

Flood Zone 2

Flood Zone 3

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Water Link Way

Members will note that this application is in association with application ref. 14/03636 for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site in relation to this proposed development.

### **Proposal**

Permission is sought for the erection of six temporary classrooms and a toilet block to the northern boundary adjoining Lennard Road. The buildings are single storey and are required until September 2016 and April 2017 (the toilet block).

The buildings are required in relation to the works principally consisting of:

- Demolition of the single storey Reddons and three storey Kingshall blocks to the southern boundary (Buildings B, D and E)
- Demolition of two outbuildings to the western boundary, replaced with plant areas

- Refurbishment of the three storey Aldersmead block to the eastern boundary to provide ICT suites, staff offices and two teaching spaces (Building C)
- Refurbishment of the Lennard block with minor internal reconfiguration (Building A)

## **Location**

The application site is located to the southern edge of Lennard Road and forms the junction with Reddons Road to the west and Aldersmead Road to the east. To the southern boundary of the site are the rear gardens of the semi-detached dwellings to the eastern and western edges of those roads respectively.

The site is located within the Aldersmead Road Conservation Area, of which it forms the north-western corner, and is set within an area designated as Flood Zone 3. Lennard Road is classified as a Local Distributer Road and the site and its environs are within PTAL Level 2.

The site comprises the former Cator Park Secondary School, now Harris Academy Bromley, and features four buildings. The original building fronting Lennard Road is Locally Listed

## **Comments from Local Residents**

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

- object to any development that would inevitably lead to an increase in pupil numbers
- Lennard Road is already blighted by the Academy
- the road is jammed with cars with little residents parking
- the EFA should use their funds to re-locate the Academy elsewhere

## **Comments from Consultees**

APCA raise no objection.

The Environment Agency raise no objection.

The Council's drainage advisor raises no objection subject to condition.

Thames Water raise no objection.

Environmental Health raise no objection.

## **Planning Considerations**

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

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas  
BE14 Tress in Conservation Areas  
C7 Educational and Pre-School Facilities  
T1 Transport Demand  
T2 Assessment of Transport Effects  
T3 Parking  
T5 Access for People with Restricted Mobility  
T6 Pedestrians  
T7 Cyclists  
T18 Road Safety  
NE7 Development and Trees

Supplementary Planning Guidance 1: General Design Principles  
Supplementary Planning Guidance: Aldersmead Road Conservation Area

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

2.7 Outer London: Vision and Strategy  
3.18 Education Facilities  
5.12 Flood Risk Management  
5.13 Sustainable Drainage  
6.9 Cycling  
6.13 Parking  
7.4 Local Character  
7.6 Architecture  
7.8 Heritage assets and archaeology  
7.21 Trees and Woodland

The National Planning Policy Framework is also a material consideration, with which the above policies are considered to be in accordance.

### **Planning History**

The school has a varied planning history, most of relevance are considered to be:

14/02181 Permission was granted on 16/01/2014 for the erection of a temporary modular building and five parking spaces to the facilities to the other side of Lennard Road.

10/01054 Permission was granted on 18/06/2010 for two single storey extensions, for an extension to the dining room, and the second extension to the kitchen area

04/00870 Permission granted on 12/08/2004 for a two storey extension to the main school buildings comprising drama studio, music classrooms/practise rooms and toilets (with formation of pedestrian access), single and two storey extensions to gym/hall comprising

storage/office, dance/fitness studio and classrooms, and 13 car parking spaces

96/00758 permission granted for a three storey detached building

Also of relevance is the currently pending application, ref. 14/03459 for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site in relation to this proposed development.

## **Conclusions**

Amount of development, height, siting and design of the building and its impact on the character of the area

The amount of development proposed is commensurate with that required to mitigate the loss of the three buildings to the south of the site that are to be demolished/refurbished. The design is single storey and therefore visually to a minimum.

The classrooms are required until September 2016 and the toilet block until April 2017, and the applicant has advised that these dates are at the very end of the expected timescales for completion of the associated building works. As such the classrooms will not result in a long-term impact upon the character of the area.

It is noted that the buildings are not proposed for a limited time period in order to assess their impact with a view to permanent retention under a future planning application, but for the use during associated building operations within the site. The acceptability of the development in terms of the impact upon the character of the area is made entirely with regard to the short term nature of the buildings proposed and does not establish a principle of acceptability for permanent structures in this location, which would be regarded as having an unacceptable impact bearing in mind their prominence and location. As such a condition is suggested for the removal of the temporary buildings by the dates provided, or the occupation of the proposed buildings to the south, whichever is sooner.

Impact upon the Conservation Area and the Locally Listed Building

The buildings will be immediately apparent within the street scene and the conservation area, however, their temporary nature is a significant consideration. The removal of the buildings within the stated time frame and the return of this area to its former condition are considered sufficient to overcome these impacts.

Impact on amenities of adjacent properties

Given the location of the buildings it is not considered there will be any loss of amenity to adjacent properties. While there will be a degree of visual impact in general, this will be for a temporary period.

Transport and Parking



The scheme does not involve in any increase in pupil or staff numbers. The access and egress arrangements for cars and people will remain the same and there will be no change in car or cycle parking provision. The proposed temporary classrooms will be accommodated on site and as such it is not considered there will be any unacceptable impacts in this regard.

## Conclusion

Given the temporary nature of the buildings in relation to the demolition and construction of the replacement facilities under application ref. 14/03636, the impacts of the development are limited in both their scale and period. As a result the erection and occupation of these buildings for the intended uses is considered acceptable for the time periods requested.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03459 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.11.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The building for six temporary classrooms and the building for the temporary toilet block hereby permitted shall be removed from the site and the permitted use shall cease on or before 4th September 2016 and 4th April 2017 respectively, or within 1 month of the occupation of the proposed replacement building to the site of demolished Buildings B, D and E as shown on drawing 685HB-PL-001-00, whichever is sooner. The site shall be reinstated in accordance with details to be submitted to and approved by the Local Planning Authority within 3 months of the removal of the buildings  
ACA01R A01 Reason 3 years
- 2 The building for six temporary classrooms and the building for the temporary toilet block hereby permitted shall not be used concurrently with Buildings B, D and E as shown on drawing 685HB-PL-001-00, the use of these buildings shall cease before the use of the temporary buildings hereby permitted commences.

**Reason:** In order to prevent an unacceptable over intensive use of the site in the interests of the character and amenities of the area and to comply with Policies BE1 of the Unitary Development Plan.

- 3 ACC07 Materials as set out in application  
ACC07R Reason C07
- 4 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 5 ACH22 Bicycle Parking  
ACH22R Reason H22
- 6 ACH29 Construction Management Plan  
ACH29R Reason H29

7 ACD02 Surface water drainage - no det. submitt

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

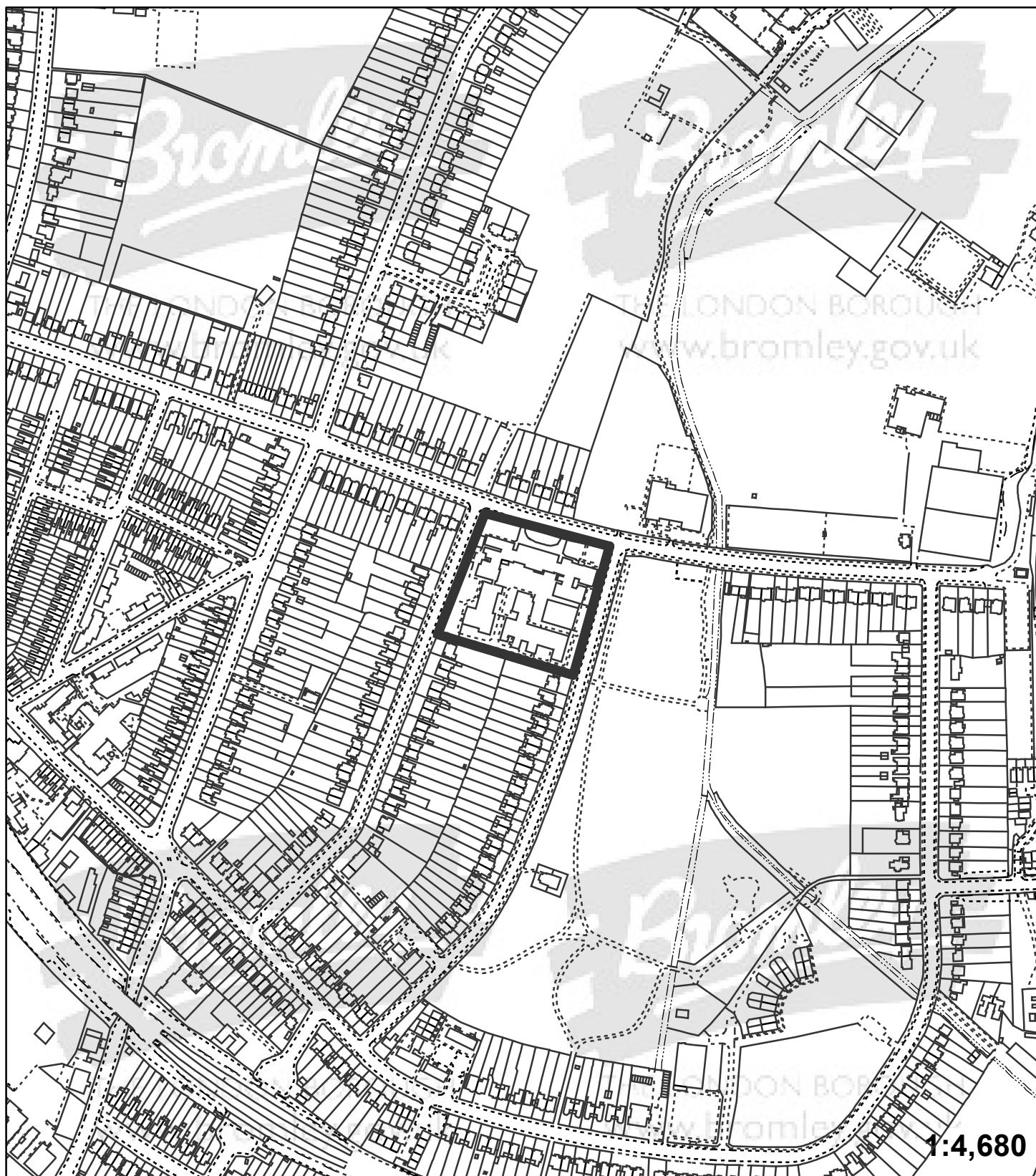
8 ACK01 Compliance with submitted plan

ACK05R K05 reason

**Application:**14/03459/FULL1

**Address:** Harris Academy Bromley Lennard Road Beckenham BR3 1QR

**Proposal:** Six temporary classrooms and toilet block



"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 :** 14/03636/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Harris Academy Bromley Lennard Road  
Beckenham BR3 1QR

**OS Grid Ref:** E: 536308 N: 170396

**Applicant :** Ms H Cole

**Objections :** YES

### **Description of Development:**

Part refurbishment/ part demolition of existing buildings and erection of part two/ part three storey building comprising sports hall, main hall, sixth form centre and teaching accommodation with single storey kitchen extension to western elevation and ancillary development

#### Key designations:

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

Members will note that this application is in association with application ref. 14/03459 for the erection of six temporary classrooms and a toilet block in relation to this proposed development.

### **Proposal**

Permission is sought for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site. The development comprises:

- Demolition of the single storey Reddons and three storey Kingshall blocks to the southern boundary (Buildings B, D and E)
- Demolition of two outbuildings to the western boundary, replaced with plant areas
- Refurbishment of the three storey Aldersmead block to the eastern boundary to provide ICT suites, staff offices and two teaching spaces (Building C)

- Refurbishment of the Lennard block with minor internal reconfiguration (Building A)
- Part two, part three storey building on the site of the Reddons and Kingsall blocks comprising sports hall, main hall, sixth form centre and teaching accommodation
- Single storey kitchen extension to western elevation

The application is accompanied by a Planning Statement and Design and Access Statement, in which the applicant offers the following summary points in support of the application:

- There is no increase in pupil numbers
- Aim to give greater coherence and legibility to the site
- Increase spatial efficiency
- Public consultation has been entered into
- No changes to pedestrian or vehicular accesses
- Temporary buildings required to allow the school to remain open during construction only
- The site has good public transport links
- There will be no overshadowing of the residential properties to the south
- There will be no further harm in terms of visual impact, outlook or overlooking two trees to the southern boundary are to be removed, but the impact will be minimal. Three others in poor condition are also to be removed
- Trees will be planted to the new courtyard area
- The majority of the development matches the scale and form of the present buildings
- A limited palette of high quality materials is proposed for the new building which will enhance the overall setting and complement the existing buildings

## **Location**

The application site is located to the southern edge of Lennard Road and forms the junction with Reddons Road to the west and Aldersmead Road to the east. To the southern boundary of the site are the rear gardens of the semi-detached dwellings to the eastern and western edges of those roads respectively.

The site is located within the Aldersmead Road Conservation Area, of which it forms the north-western corner, and is set within an area designated as Flood Zone 3. Lennard Road is classified as a Local Distributer Road and the site and its environs are within PTAL Level 2.

The site comprises the former Cator Park Secondary School, now Harris Academy Bromley, and features four buildings. The original building, the Lennard block, fronting Lennard Road is Locally Listed.

## **Comments from Local Residents**

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

- object to any development that would inevitably lead to an increase in pupil numbers
- Lennard Road is already blighted by the Academy
- the road is jammed with cars with little residents parking
- the EFA should use their funds to re-locate the Academy elsewhere

### **Comments from Consultees**

Highways have raised no objection on the basis that there will be no increase in the school roll. Conditions are requested regarding the re-orientated parking spaces and cycle parking. Further to the submission of a Construction Management Plan on 14th November, no objections were raised.

APCA raise no objection.

The Environment Agency have raised no objection subject to conditions. Further drainage documents were submitted 18th November in order to remove the second of the two conditions requested and members will be updated verbally on this matter.

The Council's drainage advisor raises no objection subject to condition.

Thames Water raise no objection subject to their prior approval for connection to the public sewer.

No objections are raised from a Secure by Design perspective subject to the appropriate 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
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- C7 Educational and Pre-School Facilities
- H9 Side Space
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road Safety

## NE7 Development and Trees

### Supplementary Planning Guidance 1: General Design Principles Supplementary Planning Guidance: Aldersmead Road Conservation Area

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

- 2.7 Outer London: Vision and Strategy
- 3.18 Education Facilities
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.21 Trees and Woodland

The National Planning Policy Framework is also a material consideration, with which the above policies are considered to be in accordance, in particular

### **Planning History**

The school has a varied planning history, most of relevance are considered to be:

- 14/02181 Permission was granted on 16/01/2014 for the erection of a temporary modular building and five parking spaces to the facilities to the other side of Lennard Road
- 10/01054 Permission was granted on 18/06/2010 for two single storey extensions, for an extension to the dining room, and the second extension to the kitchen area
- 04/00870 Permission granted on 12/08/2004 for a two storey extension to the main school buildings comprising drama studio, music classrooms/practise rooms and toilets (with formation of pedestrian access), single and two storey extensions to gym/hall comprising storage/office, dance/fitness studio and classrooms, and 13 car parking spaces
- 96/00758 Permission granted for a three storey detached building



Also of relevance is the currently pending application, ref. 14/03459, for six temporary classrooms and a temporary toilet block that is required in order to facilitate and for the duration of the proposed rebuilding project.

## **Conclusions**

Amount of development, height, siting and design of the building and its impact on the character of the area

From Lennard Road, the development to the southern boundary will not be immediately obvious, with the principle views being from the west and Reddons Road and from the east and Aldersmead Road.

The overall design of the building is considered to be simple and well suited to its intended purpose and the confines of the site. The mixture of materials is kept to minimum with a good use of brick throughout and well-proportioned fenestration that suitably breaks up the mass of the development.

The reduction in the overall footprint of the proposal of the buildings presenting on the site leads to a greater use of the internal open space that will of benefit to the overall impression of the school site, creating a more open and visually pleasing form of development. The increase in mass to the south-east of the site to Reddons Road does create a degree of enclosure to that boundary, however the design is appropriate and would not result in an overbearing addition to the site or the street scene, with a good degree of separation to Reddons Road itself.

To Aldersmead Road the three storey building would replace that of a similar bulk and size, however it is considered that the replacement building is over a superior level of design and will be of a net benefit to the street scene.

### **Impact upon the Conservation Area and the Locally Listed Building**

The existing locally listed building to the Lennard Road end of the site is being retained which is welcomed. It is proposed to change the rear windows of this building to aluminium with the applicant's justification being that that it will tie in the existing building with new development to create a visually cohesive courtyard. It is considered that this element of the development is acceptable.

The buildings proposed for demolition are of little or no interest architecturally and the replacements would be of a scale and location that would not in my view cause harm to the setting of the locally listed building or the conservation area.

In terms of design, a contemporary yet restrained approach has been taken, generally using a mixture of brick and render which is suitable in this context. Samples of the proposed materials were submitted on 13th November for consideration within the terms of the application process and those submitted are considered acceptable.

### **Impact on amenities of adjacent properties**

The two properties primarily impacted by the development are No. 54 Reddons Road and No.31 Aldersmead Road that adjoin the southern boundary. It is not considered that there will be a further impact upon No.31 from that element of the development considering the pre-existing building. To No.54 there is a good level of mature planting and trees that act as a screen to the school site and although there would be an increase in the height and mass of the building to this part of the boundary it is not considered that this would result in an unacceptable loss of amenity, overlooking or prospect. Given the orientation of the site there would be no loss of daylight or overshadowing.

### Transport and Parking

No objections are raised from a highways perspective. The same number of parking spaces, 28, will be retained to the western part of the site and the layout will be revised. There is no increase in the number of pupils and as such the current level of trips is anticipated to remain static.

### Conclusion

In summary the proposed development is considered to be of a good level of design well suited to its intended purpose and environs. The impacts to the adjoining properties to the south and considered acceptable given the specifics of the site, whilst the impact upon the conservation area is considered to be acceptable and the existing buildings are of no particular merit. The impact upon the locally listed building is also acceptable. There would be no harmful impacts from a highways perspective.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/03636 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      ACA05      Landscaping scheme - implementation  
          ACA05R      Reason A05
- 3      ACB02      Trees - protective fencing  
          ACB02R      Reason B02
- 4      ACB04      Trees - no trenches, pipelines or drains  
          ACB04R      Reason B04
- 5      The materials to be used for the external surfaces of the development hereby permitted shall be per the submitted samples dated 13th November 2014 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.

- 6      ACC03      Details of windows

- 7 ACC03R Reason C03
- ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 8 ACH22 Bicycle Parking
- ACH22R Reason H22

9 The development hereby permitted shall be carried out in accordance with the Construction Management Plan submitted 14th November 2014. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

**Reason:** In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 10 ACI21 Secured By Design
- ACI21R I21 reason

11 The development hereby permitted shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, 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 Greenfield rates in line with the Preferred Standard of the Mayor's London Plan.

**Reason:** To reduce the impact of flooding both to and from the proposed development and third parties and in order to comply with London Plan Policies 5.12 and 5.13.

12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (29 August 2014, ref 23904 by Fluid Structures) and the following mitigation measures detailed within the FRA:

1. Flood-proofing measures detailed in section 8.2 .2 on page 13 within blocks A and C.
2. Finished floor levels are set no lower than 26.7m above Ordnance Datum (AOD) within the proposed new block as indicated in section 7.1.3 on page 11.

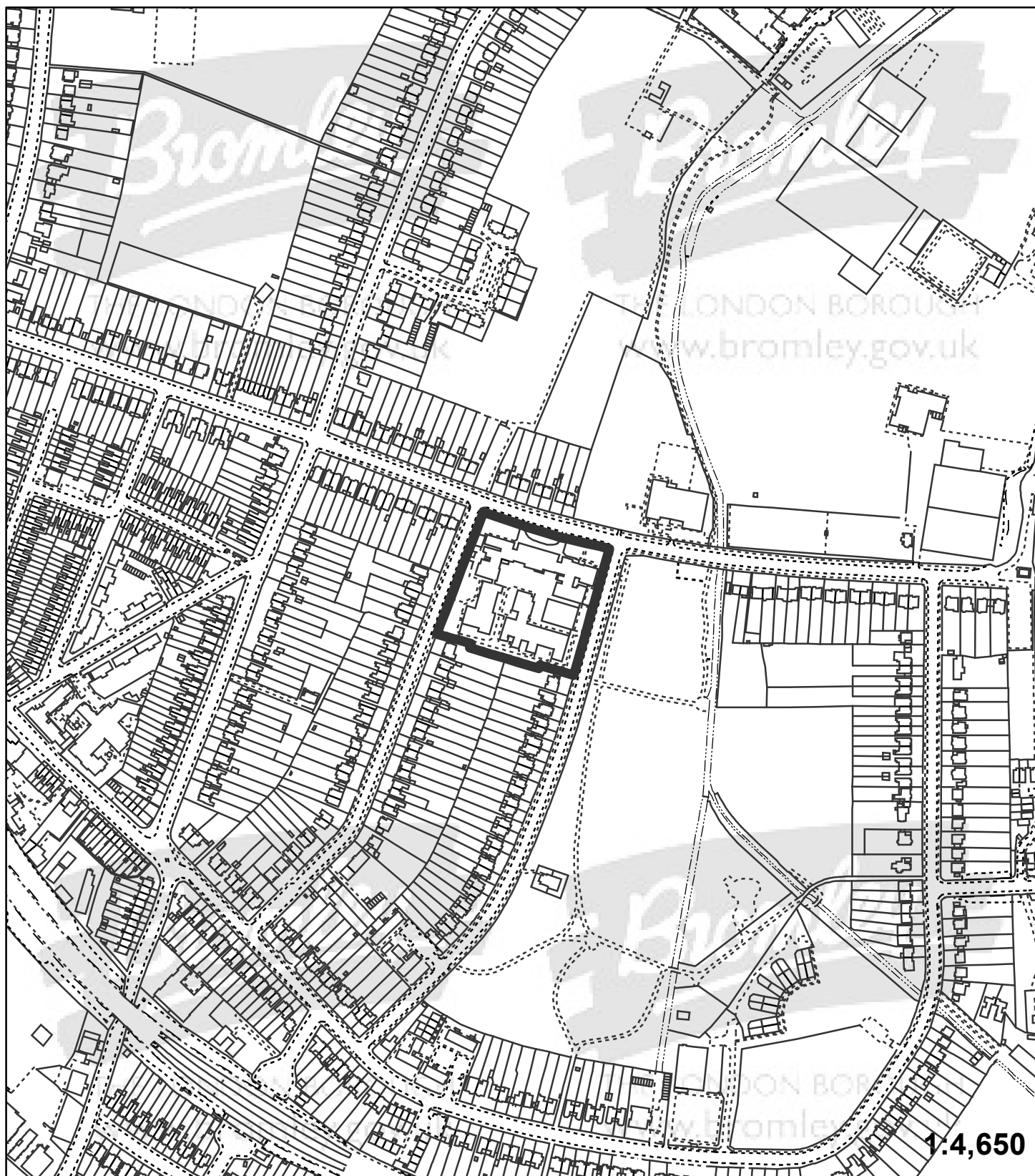
**Reason:** To reduce the risk of flooding to the proposed development and future occupants and in order to comply with London Plan Policies 5.12 and 5.13.

- 13 ACK01 Compliance with submitted plan
- ACK05R K05 reason

**Application:**14/03636/FULL1

**Address:** Harris Academy Bromley Lennard Road Beckenham BR3 1QR

**Proposal:** Part refurbishment/ part demolition of existing buildings and erection of part two/ part three storey building comprising sports hall, main hall, sixth form centre and teaching accommodation with single storey kitchen extension to western elevation and ancillary 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"

## SECTION '2' – Applications meriting special consideration

**Application No :** 14/03673/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** 9 Irene Road Orpington BR6 0HA

**OS Grid Ref:** E: 545916 N: 166608

**Applicant :** Akers Developments Ltd

**Objections :** YES

### **Description of Development:**

Demolition of existing dwelling and erection 1 five bedroom and 1 four bedroom dwellings.

Key designations:

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

### **Proposal**

Permission is sought for the demolition of the existing single storey detached dwelling and the erection two detached dwellings, both of which are two storeys with Plot 1 being five bedrooms and Plot 2 being four bedrooms. Both feature accommodation within the roofspace.

Each dwelling has a depth of between 13.6 metres and 16.7 metres with a width of 12 metres. The proposal gives a density of 12.5 dwellings per hectare.

### **Location**

The application site is located to the western edge of Irene Road and is situated between the junctions of Sequoia Gardens to the south and Novar Close to the north. Sequoia Gardens also bounds the site to the rear, with Nos.10-16 adjoining the rear of the site at a much lower ground level. The site itself features a large single storey dwelling that is not of a similar style or footprint to the surrounding pattern of development which is generally that of smaller single storey and two storey detached residential dwellings.

### **Comments from Local Residents**

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

- height and scale are overbearing
- overshadowing to No.11
- loss of prospect
- negative impact upon house prices
- Irene Road unsuitable for such an increase in traffic that will result
- not in keeping with the area
- precedence for further developments of the same scale
- no significant changes made
- the house being neglected is not a reason to demolish it
- will not compliment the street scene
- overdevelopment
- unacceptable loss of trees to the rear of 2 Sequoia Gardens
- patios will lead to noise and disturbance
- loss of privacy to 2 Sequoia Gardens

The Knoll Residents Association have objected on the grounds that only minor adjustments have been made that do not overcome the Inspector's comments with a harmful impact upon No.11.

### **Comments from Consultees**

Highways raise no objection subject to conditions.

No significant trees will be affected by the proposal. The development comprises the same landscaping proposal as that contained within the two previously refused schemes and no objection was raised in this regard under those applications.

### **Planning Considerations**

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

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

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments

The Mayor's Supplementary Planning Guidance: Housing (SPG)

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

### **Planning History**

The following applications are considered most relevant

13/01070 Refused permission for the erection of 2 five bedroom dwellings on the following grounds:

1. "The proposed dwelling on Plot 2, by reason of its overall depth and excessive projection beyond the rear of No. 11 Irene Road, would result in an unacceptable impact upon the amenities, prospect and daylight received by the residents of that property contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.
2. The proposed dwelling on Plot 1, by reason of its overall depth and excessive projection beyond the rear of No.7 Irene Road, would result in an unacceptable impact upon the amenities and prospect of the residents of that property contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.
3. The proposal, by reason of its siting and design, would result in an overbearing visual impact on Nos. 12, 14 and 16 Sequoia Gardens and would result in a loss of privacy to the occupants of these properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.
4. The proposal, by reason of its excessive bulk and scale, would constitute an over-dominant and cramped form of development harmful to existing spatial standards and out of character with the area, contrary to Policies BE1 and H7 of the Unitary Development Plan."

13/03591 Refused permission for a revised development of 2 five bedroom houses on the following grounds:

1. "The proposed dwelling on Plot 2, by reason of its overall depth and excessive projection beyond the rear of No. 11 Irene Road, would result in an unacceptable impact upon the amenities, prospect and daylight received by the residents of that property contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.
2. The proposed dwelling on Plot 1, by reason of its overall depth and excessive projection beyond the rear of No.7 Irene Road, would result in an unacceptable impact upon the amenities and prospect of the residents of that property contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.
3. The proposal, by reason of its siting and design, would result in an overbearing visual impact on Nos. 12, 14 and 16 Sequoia Gardens and

would result in a loss of privacy to the occupants of these properties, contrary to Policies BE1 and H7 of the Unitary Development Plan.

4. The proposal, by reason of its excessive bulk and scale, would constitute an over-dominant and cramped form of development harmful to existing spatial standards and out of character with the area, contrary to Policies BE1 and H7 of the Unitary Development Plan."

Application ref. 13/03591 was subsequently dismissed at appeal, however Members attention is drawn to the comments made by the Inspector in reaching this conclusion which can be summarised as follows:

"I concur that the two storey height of the proposed house when seen over that degree of projection beyond the rear building line of No.11 would be unduly imposing upon the outlook [of No.11] (para.5).... the degree of rearward projection, the height of the house, the proximity to the boundary with No.11 and the siting to the south of No.11 would combine to have a materially harmful effect upon the living conditions of existing occupiers. (para.6).

The proposed house on plot 1 would be sufficient distance from the adjoining house at no.7 to ensure no loss of outlook or light to that property (para.7)

This large drop in levels, and the notable distance of some 30m between the proposed houses and the Sequoia Gardens houses, means there would be no harmful effect upon the privacy or outlook to existing occupants. (para.9)

The form, scale, massing and design of the proposed houses would not be harmful to the character and appearance of the surrounding area (para.12)"

## **Conclusions**

The main consideration in the assessment of this proposal is that of the changes made to the development in light of the Inspector's comments in dismissing the appeal against the Council's refusal of application ref. 13/03591.

In concluding the appeal decision, the Inspector found in favour of the development on grounds 2-4, namely the impact of Plot 1 upon No.7, the impact upon amenity of Nos. 12, 14 and 16 Sequoia Gardens, and the proposal being an over-dominant and cramped form of development harmful to existing spatial standards and out of character with the area. As such the appeal was dismissed on the first ground only, the impact of the two storey rear element of Plot 2 upon the living conditions of No.11; specifically the impact upon outlook and light levels as a result of height, depth and proximity to the boundary.

In order to overcome this the applicant has reduced the depth and width of the north-western first floor element of Plot 2 and the resultant dwelling is reduced from five bedrooms to four. To the north-western section at the boundary with No.11, the two storey element is set a further 1.2m from the boundary giving a side space at



first floor level of 3m at the rear building line of No.11 and diverging to the west to increase this separation. The footprint of the previous two storey element is now occupied by a single storey side and rear section that benefits from a side space of between 1.8m at the rear building line of No.11 and 2.375m at the rear elevation of the proposal.

The depth has also been reduced at first floor level by 1.3m resulting in a rearward projection beyond the rear building line of No.11 of 3m at a distance of 3m from the boundary. At ground floor level the projection is 4.5m at a separation of between 1.8m and 2.375m.

The Inspector commented that the previous rearward projection was too large at the level of separation proposed. The first floor element has been reduced in both width and depth which results in a high level of separation beyond the rear building line of No.11 and an acceptable depth. It is considered that the revisions made result in a degree of impact upon No.11 that is acceptable and overcomes these concerns.

Concerns have been raised with regard to parking and traffic, the issue of precedent, impact upon house prices, loss of trees and the use of the patio areas. No objections have been made by the Council's Highway's officer with regard to the parking provision and the introduction of an additional dwelling has not previously and is not considered to result in an unacceptable impact upon the levels of traffic in the area. Each planning application is considered on its own merits and it is not considered that in permitting this development any binding precedent would be set for future applications elsewhere in the area. No objections are made in relation to the landscaping proposals previously or currently and none were raised by the Inspector in dismissing the appeal. The patio areas would be within a pre-existing garden space and the level use of this area is not considered to be over and above what could be utilised at present. The positive or negative impact of a development upon house prices in an area is not a material planning consideration.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03673 and as set out in the Planning History section above, excluding exempt information.

as amended by documents received on 22.10.2014 24.10.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACA04<br>ACA04R | Landscaping Scheme - full app no details<br>Reason A04         |
| 3 | ACC01<br>ACC01R | Satisfactory materials (ext'n'l surfaces)<br>Reason C01        |
| 4 | ACH03           | Satisfactory parking - full application                        |

- ACH03R Reason H03  
5 ACH32 Highway Drainage

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan and Planning Policy Statement 25.

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

**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.

- 7 Before the development hereby permitted is first occupied, the proposed window(s) in the northern and southern elevations of both dwellings 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.

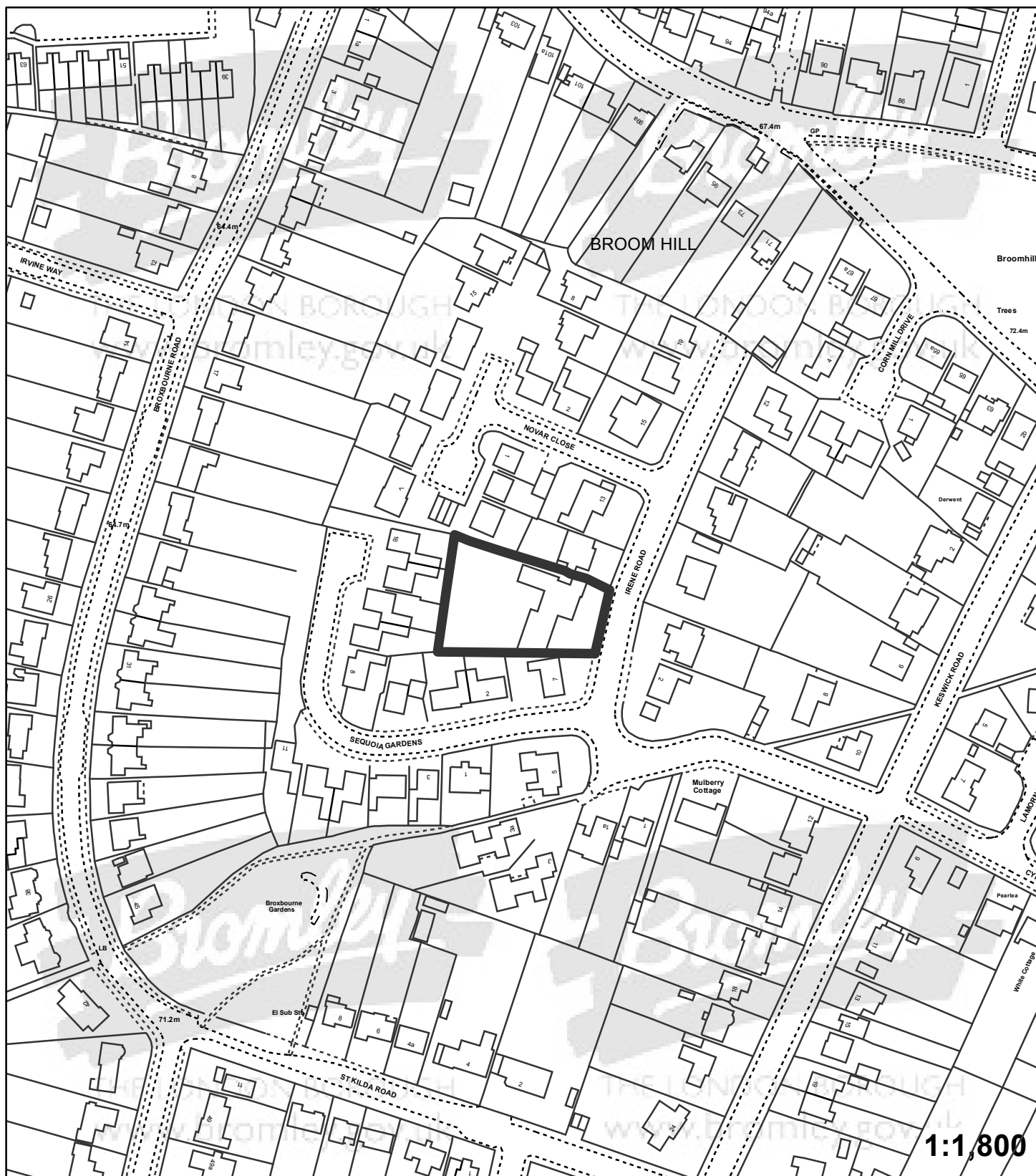
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 8 ACK01 Compliance with submitted plan  
ACK05R K05 reason

**Application:**14/03673/FULL1

**Address:** 9 Irene Road Orpington BR6 0HA

**Proposal:** Demolition of existing dwelling and erection 1 five bedroom and 1 four bedroom dwellings.



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

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## SECTION '2' – Applications meriting special consideration

**Application No :** 14/03712/FULL6

**Ward:**  
**Shortlands**

**Address :** 65 Wickham Way Beckenham BR3 3AH

**OS Grid Ref:** E: 538307 N: 167992

**Applicant :** Mr & Mrs Bennett

**Objections :** YES

### **Description of Development:**

Part one/two storey side/rear extension and elevational alterations

#### Key designations:

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

### **Proposal**

On the ground floor the extension to the front, side and rear will incorporate a family and games room and an enlarged kitchen and breakfast area. On the first floor three additional bedrooms are proposed along with one en-suite bathroom.

### **Location**

The application site is a detached two storey dwelling located on the eastern side of Wickham Way, Beckenham.

### **Consultations**

The Advisory Panel for Conservation Areas (APCA) - Object. The proposal would seriously detract from the integrity of the original design which is very pleasing. The proposal is of a poor design, excessive bulk and poor volumetric design, contrary to Policies BE1, BE11, H9 and SPG 3.24.

From a Conservation point of view, it is considered that the previous design appeared to be more subservient but this scheme is a neater design and by increasing the side space to approximately 4m, I feel the applicants have addressed concerns about harm to spatial standards.

## **Planning Considerations**

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions

The Supplementary Planning Guidance for the Park Langley Conservation Area states:

### Landscape Character (para 3.3)

“The Council will pay special attention to the landscape and spatial characteristics of the area and ensure that the green and spacious aspect of the estate is not eroded. It will achieve this objective through the development control process, where proposals that would bring about a reduction in the spatial standards of the area, most particularly an erosion of existing side space between dwellings, would normally be resisted. Where appropriate a grant of planning permission will be made subject to landscape condition, ensuring that important spatial and landscape characteristics of the area, in particular, the well-planted gardens, are preserved or, wherever possible, enhanced.

### New Development (para 3.4)]

The Council will expect all proposals for new development to conform with the character of that section of the conservation area surrounding the proposal site and with the general character of the area, especially in regard to the scale and height of the construction, location with a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible”.

## **Planning History**

Under planning application ref. 14/01796, a similar application to the one currently submitted was refused planning permission in September 2014 for the following reason:

“The proposed side/rear extension, by reason of its excessive bulk and scale will result in a serious reduction in spatial standards of the area, thereby contrary to para 3.3-3.4 of the Park Langley Conservation Area SPG and policies H8, BE1 and BE11 of the UDP.”

## **Conclusions**

The main issues relating to the application are the effect that the proposed extension would have on the character and appearance of the Park Langley Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Following the previously refused application the applicant has revised the scale and form of the proposed extensions. This application has been reduced in scale and the side addition of the extension on the western elevation has been moved further away from the boundary with No.67 by 4m. The alterations have increased the side space to approximately 4m to address issues concerning spatial standards. In contrast APCA have objected to the design considering the design poor and excessively bulk and of poor volumetric design.

The existing property will be extended to the side, which to the front elevation presents a two storey addition mirroring the existing hipped roof arrangement. To the rear and largely out of view the articulated section mirrors the roof's proportions but is extended over a smaller area than that proposed under the previous application. The existing L-shaped property will be squared off, using the existing garden to extend the property, mainly to the side and rear.

Wickham Way is characterised by generous proportioned houses of a wide variety of styles and ages. There is open space around some individual plots and houses and some have subordinate garages and outbuildings which also contribute to the spacious, open character. The proposed development has been reduced in scale and bulk than the previously refused scheme and is in keeping with the original house and adheres to the spatial standards of this part of the Park Langley Conservation Area.

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 this proposal.

Having had regard to the above it is considered that the development in the manner proposed is considered acceptable in that it would not result in harm to the spatial standards of the Park Langley Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03712 and 14/01796 set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

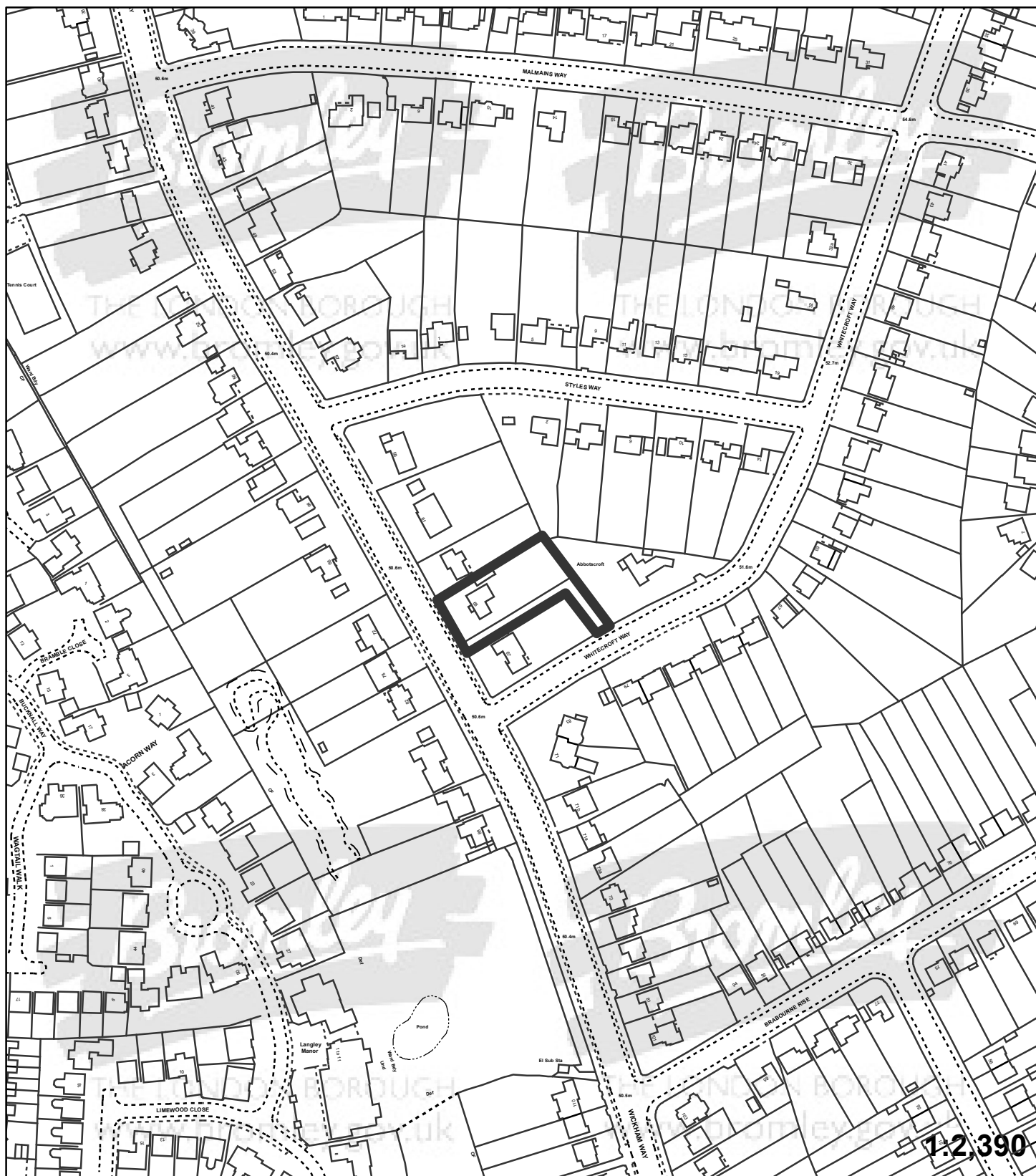
Subject to the following conditions:

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

**Application:** 14/03712/FULL6

**Address:** 65 Wickham Way Beckenham BR3 3AH

**Proposal:** Part one/two storey side/rear extension and elevational alterations



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



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:

1. a single storey rear porch extension measuring 1.35m (d) x 2.2m (w) x 2.35m (h)
2. 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

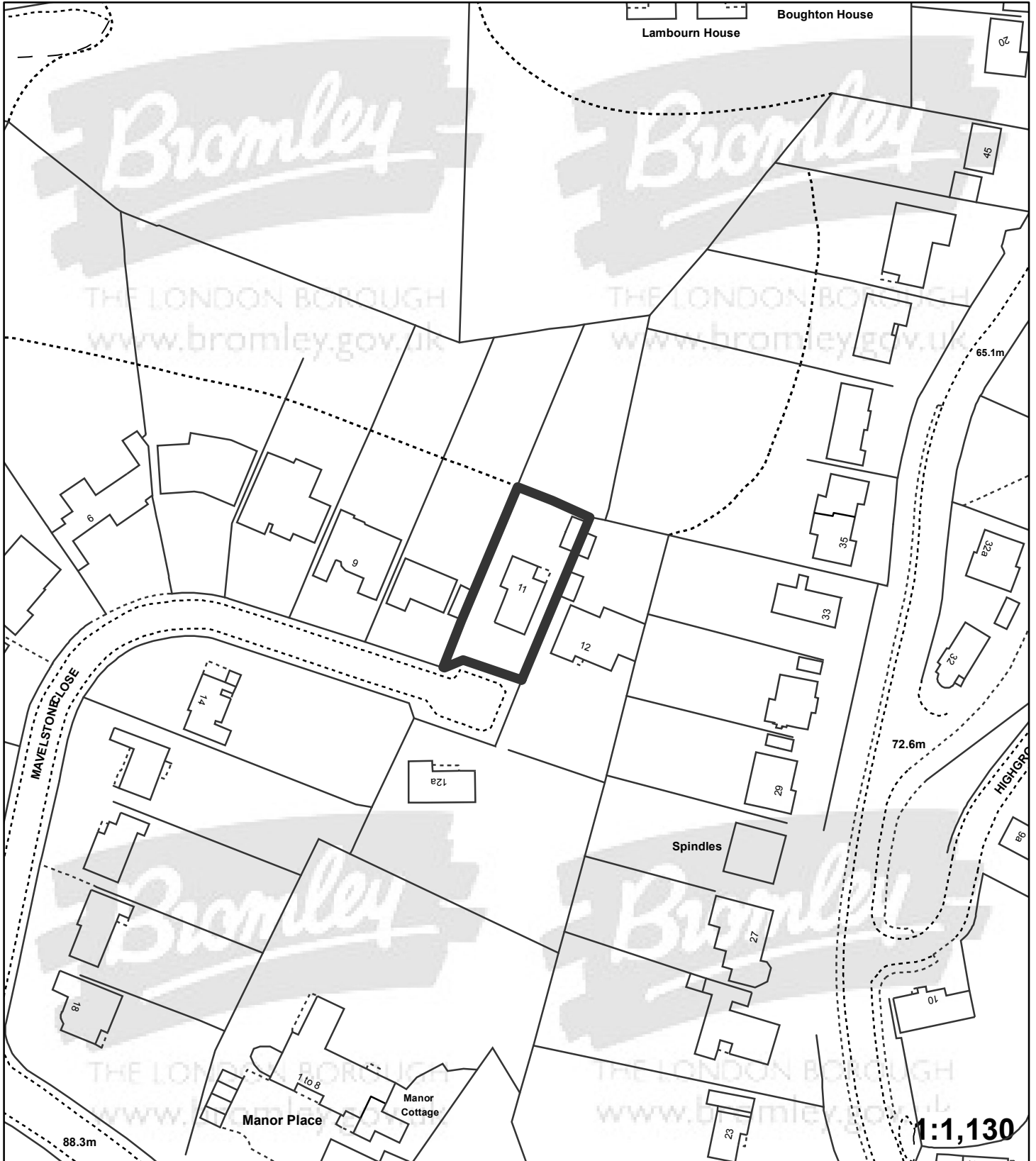
#### **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 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 :** 14/02890/FULL1

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

**Address :** Orpington Hospital Bromley Hospitals  
NHS Trust Sevenoaks Road Orpington  
BR6 9JU

**OS Grid Ref:** E: 545961 N: 164687

**Applicant :** Kings College NHS Foundation Trust      **Objections :** YES

### **Description of Development:**

Single storey rear extension to Canada Wing for medical records store and associated facilities and alterations to car parking and servicing area

Key designations:

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

### **Proposal**

It is proposed to add a single storey extension to the rear of the Canada Wing of Orpington Hospital for a medical records store as it is now a requirement of the Care Quality Commission to store all medical records on site rather than at centralised locations. The extension would also contain ancillary offices and meeting rooms along with a bed and mattress store.

The extension would be flat roofed, and would extend into part of the existing service yard at the rear, and would also extend onto an area of hardstanding where mobile storage units were previously located. A disused distribution corridor along the south-eastern boundary which previously linked Canada Wing to the larger hospital site would be removed as part of the proposals, and the extension would link with an existing corridor in the main building giving direct and easy access to the storage areas.

A new car parking area for hospital staff would also be provided containing a total of 57 car parking spaces.

## **Location**

Orpington Hospital is primarily a three storey building which lies to the south-east of Sevenoaks Road, accessed via Cardinham Road, and is surrounded by residential development, some of which used to be part of the larger Orpington Hospital site.

The site of the proposed extension would lie adjacent to residential properties in Vancouver Close to the east, some of which would back onto the site, and some would lie side-on. These properties are situated at a higher level than the hospital site, separated by a grass bank.

## **Comments from Local Residents**

Letters of objection have been received from nearby residents, and the main concerns raised are summarised as follows:

- increased pressure for parking in surrounding roads
- increased noise and disturbance
- fire risk from storage of paper records close to residential properties
- noise disturbance and pollution from construction works
- potential subsidence
- light pollution from new building
- medical records could be contained within existing building
- loss of outlook and privacy
- rear facing windows to meeting room should be obscure glazed to protect the privacy of No.38 Vancouver Close.

## **Comments from Consultees**

The Council's Highway Engineer has raised no objections to the proposed staff car parking area which would be permit controlled, subject to a condition to ensure that the parking provision is fully used in order to reduce on-street parking in surrounding roads, to which the applicant has agreed. No objections are raised to the revised servicing arrangements.

No objections are raised from an Environmental Health point of view.

Drainage comment that the proposals may be suitable for a SUDS scheme, and standard conditions are suggested. Thames Water raises no objections.

## **Planning Considerations**

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

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

## **Planning History**

Permission was previously granted on appeal in 2010 (ref. 09/00294) for the retention of a temporary staff training building to the rear of Canada Wing, but this has now been removed.

## **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of the surrounding area, on the amenities of neighbouring residential properties, and on parking in nearby roads.

The proposed extension is contained to the rear of Canada Wing, but would be visible from Tregony Road to the north, and from residential properties in Vancouver Close. The extension would have a flat roof, and would not exceed 5m in height. It would not appear overly bulky when viewed from Tregony Road, particularly in relation to the existing hospital buildings, and would be set back 60m from this road. The proposals are not, therefore, considered to have a detrimental impact on the visual amenities or spatial standards of the surrounding area. It should be noted that buildings were previously located in this area but have since been removed.

With regard to the impact on neighbouring properties, the adjacent dwellings in Vancouver Close to the east are located at a significantly higher level than the site of the proposed extension, and given the low level flat roof design of the extension, and its set back of 4.5-7m from the boundary with Vancouver Close, separated by a grass bank, the proposals are not considered to significantly detract from the amenities of adjoining properties in terms of loss of light or outlook.

A resident at No.38 Vancouver Close has raised concerns about loss of privacy from rear-facing windows to a meeting room within the extension which would face the rear elevation of their property. Although the extension would be at a lower level and would face a boundary fence, given the difference in land levels, Members may consider it appropriate to require obscure glazing to these windows to prevent any overlooking occurring.

With regard to residents' concerns about parking in surrounding roads, the proposals provide additional staff parking which should relieve some of the pressure, and no objections to the scheme are raised by the Council's Highway Engineer.

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:

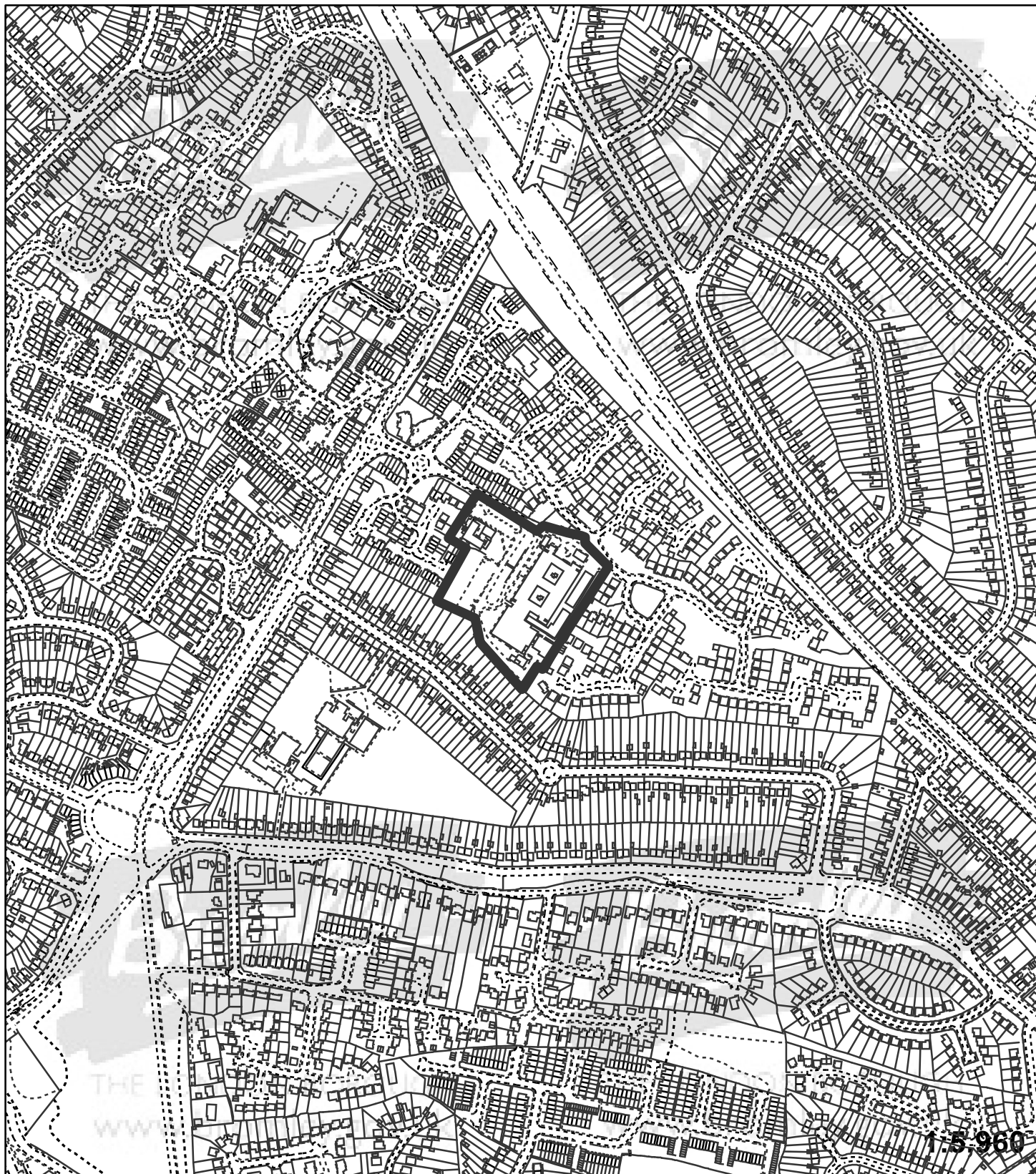
- 1     ACA01       Commencement of development within 3 yrs  
ACA01R       A01 Reason 3 years
- 2     ACC07       Materials as set out in application  
ACC07R       Reason C07
- 3     ACD02       Surface water drainage - no det. submitt  
AED02R       Reason D02
- 4     ACD06       Sustainable drainage system (SuDS)  
AED06R       Reason D06
- 5     ACH03       Satisfactory parking - full application  
ACH03R       Reason H03
- 6     ACI12       Obscure glazing (1 insert)     to the meeting room in the south-  
eastern rear elevation  
ACI12R       I12 reason (1 insert)     BE1
- 7     ACK01       Compliance with submitted plan  
ACK05R       K05 reason
- 8     The car parking hereby permitted shall only be used by hospital staff, and  
shall not be for public use.  
ACH03R       Reason H03
- 9     Six months after the commencement of the use of the car park hereby  
permitted, the applicant should provide to the Local Planning Authority  
details of the number of staff parking permits issued. If it is found to be  
under-used, the applicant should include details of proposals to increase the  
take-up of the staff parking permits to be agreed by the Local Planning  
Authority.

**Reason:** To ensure that the parking provision is fully utilised in order to reduce pressure for on-street parking, and to accord with Policy T3 of the Unitary Development Plan.

**Application:**14/02890/FULL1

**Address:** Orpington Hospital Bromley Hospitals NHS Trust Sevenoaks Road Orpington BR6 9JU

**Proposal:** Single storey rear extension to Canada Wing for medical records store and associated facilities and alterations to car parking and servicing 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"

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

**Application No :** 14/03070/FULL6

**Ward:**  
**Bromley Town**

**Address :** 9 Marina Close Bromley BR2 0XP

**OS Grid Ref:** E: 540030 N: 168867

**Applicant :** Mr & Mrs Ahluwalia

**Objections :** NO

### **Description of Development:**

Part one/two storey front/side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Bromley Town Centre Area Buffer 200m  
Flood Zone 2  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

This application proposes a part one/two storey front/side extension. The boundary to the site tapers, with a 4m side space shown to the front narrowing down to less than 1m and, at the pinchpoint, to 2.3m length of development sited along the boundary. A partially hipped roof design is proposed and the plans indicate 3 parking spaces to the front of the site.

### **Location**

The site is a two storey semi-detached dwelling located on the east side of Marina Close, adjacent to a public alleyway to the north.

### **Comments from Local Residents**

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

### **Comments from Consultees**

No objections are raised from a Highways point of view; conditions are suggested in the event of a planning permission

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

The planning history includes planning permission for a two storey side extension and front porch, ref. 06/03039.

## **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 development is unlikely to result in any significant impact on neighbouring amenity such to warrant a planning ground of concern.

In respect of impact on the street scene it is considered that the proposed development will create a degree of enclosure in this location. Policy H9 requires for a proposal of two or more storeys in height, a minimum of 1 metre space from the side of the boundary of the site should be retained for the full height and length of the flank wall of the building. This is to prevent a cramped appearance and unrelated terracing from occurring. The boundary to the site tapers, therefore a 4m side space is shown to the front narrowing down to less than 1m and, at the pinchpoint, to 2.3m length of development sited along the boundary. However given, the relationship of the proposed development within its context and, significantly, the planning history it may be considered, on balance, that the resultant impacts will not be so great as to warrant a planning ground of refusal in this particular instance.

It is noted that the proposed development includes a partially hipped roof design. Although these are not a common feature in the vicinity it may not be considered unacceptable and will likely help to soften the visual impact of the bulk of development.

No Highway concerns are raised on the basis that parking is retained on site.

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

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



**RECOMMENDATION: PERMISSION**

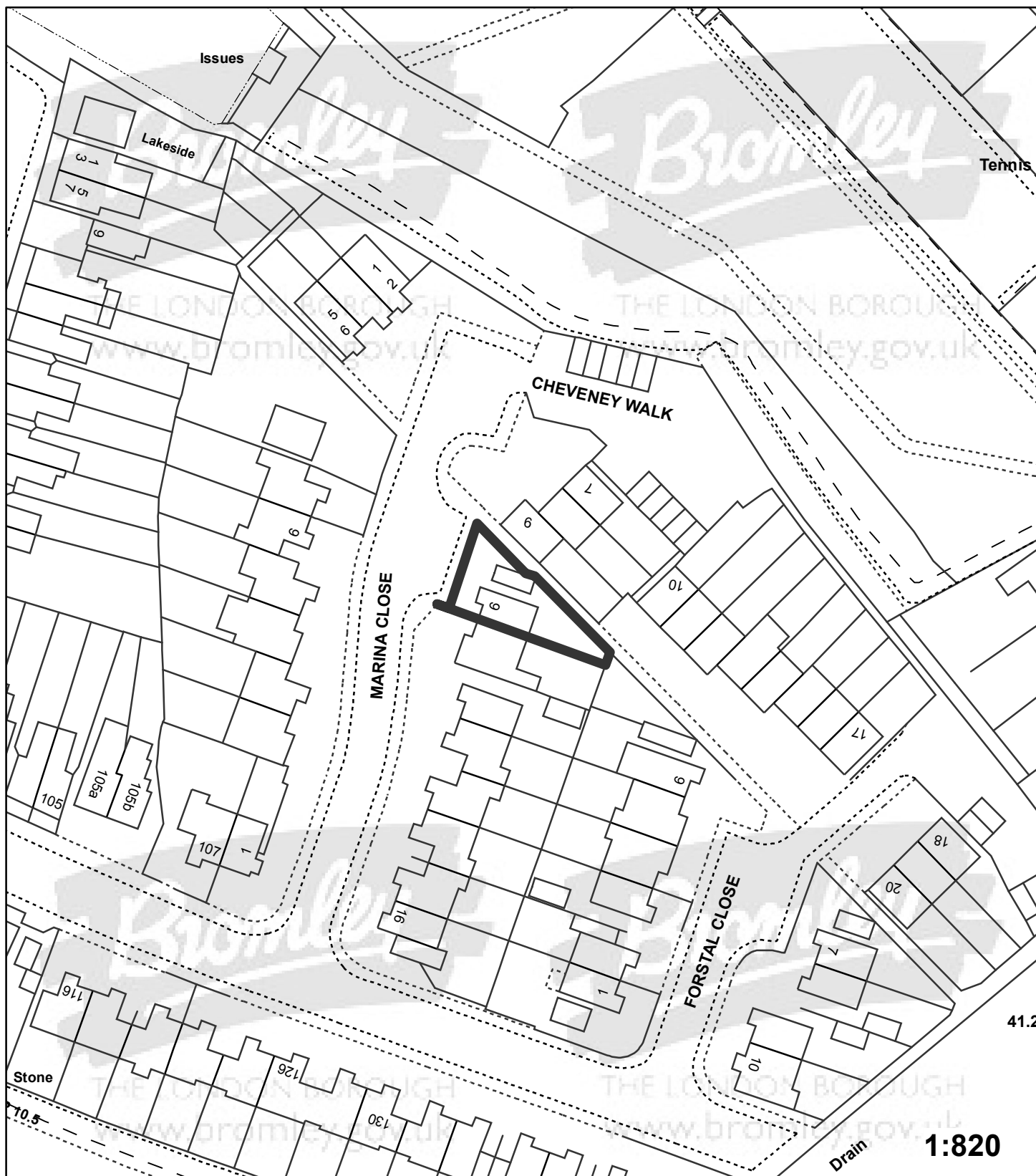
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |
| 3 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 4 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

**Application:**14/03070/FULL6

**Address:** 9 Marina Close Bromley BR2 0XP

**Proposal:** Part one/two storey front/side extension



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

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

**Application No :** 14/03232/FULL6

**Ward:**  
**Shortlands**

**Address :** 17 Kingswood Road Shortlands  
Bromley BR2 0HG

**OS Grid Ref:** E: 539378 N: 168933

**Applicant :** Mrs Julie Suter

**Objections :** YES

**Description of Development:**

Single storey side extension, detached garage to side and front porch

Key designations:

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

**Proposal**

This application proposes a single storey side extension to the eastern side, 5.5m wide and just over 5m deep with a separation from the southern boundary of 5m. The roof design proposed will be subservient to the host dwelling, 2.6m to the eaves and c 4.8m overall height.

The existing garage is to be demolished and replaced with a larger building 7.95m in length, 5.35m wide and 2.7m high (flat roof design with dummy pitch to front). It will be set c 0.15m from the boundary with Willanne. A high level window is shown to the rear elevation and two rooflights are proposed. For information, the existing garage is c 6m long x 5m wide x 2.5m - 2.8m high. It is set c 0.65m off the boundary

The proposal also includes a new front porch in the northern elevation with a gabled pitched roof and will project 1.2m forward into the front garden space on site.

**Location**

The site is a detached bungalow set within a corner plot at the junction of Kingswood Road and Mays Hill Road, Shortlands, with garden space to three

sides. The front door is on the northern elevation fronting Kingswood Road. The levels vary within the vicinity and the land fall away to the east

### **Comments from Local Residents**

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

- double garage will increase coming and going noise and disturbance
- block more light to bedroom - already has an enclosed feel
- concern with damage to foundation to property
- removal of existing vegetation has altered view to flats and increased overlooking
- concerns with proposed use
- concern with window to rear
- removal of pd rights
- dimensions not shown on plans
- new summer house not shown
- boundary treatment details required

Concerns raised on site included that a feeling of enclosure would result from the development.

### **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**

The planning history includes planning application ref. 14/01104 for single storey side extensions and front porch. This was refused for the following reason:

The proposed extensions would constitute over dominant additions to the main dwelling, creating a development out of character in this locality and giving rise to an overdevelopment of the site, contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.

### **Conclusions**

This application has been submitted following a recent refusal. It is now for consideration as to whether the current scheme has sufficiently addressed the previous grounds of refusal.

In comparison to the previous scheme the side extension to the east has been omitted and the garage has been reduced in size and maintained as a separate building. It may be considered that the revised scheme addresses previous concerns in respect of overdevelopment.

Neighbour concerns are raised in respect of the impact of the development on amenities. In respect of those to adjacent dwelling at Willanne it is noted that there are a number of flank windows facing the application site, some of which are obscure glazed. However, on balance, given the existing situation and the proposed design and siting, the scheme is not considered to result in such a significant impact as to warrant a planning ground of refusal. Concerns in respect of damage to foundations will be addressed under separate legislation in the event of a planning permission.

In respect of impact on amenity to the adjacent house at 19 Mays Hill Road it is noted that the back garden to this property has a terrace and lower garden area due to the natural lay of the land in the vicinity. The relationship of the proposed development and its impacts on neighbouring amenity require careful consideration but, on balance, given the siting and design, are considered unlikely to result in such significant impact as to attract a planning ground of refusal. Concerns re boundary fencing are noted and given the existing situation on site it is recommended that, in the event of a planning permission, an appropriate condition be attached.

There is a window to the rear of the existing garage; a high level window is proposed to the replacement facility. Neighbour concerns have been raised in respect of the window regarding overlooking and noise from any openable window. In the event of a planning permission it is recommended that this window should be obscure glazed and fixed shut.

Neighbour concerns have requested that in the event of a planning permission conditions be considered to remove any remaining permitted development rights, which could be justified on the basis of the unusual corner site arrangement and orientation of the applicants bungalow on the site. Circular 11/95: Use of Conditions in Planning Permission advises that '...In considering whether a particular condition is necessary, authorities should ask themselves whether planning permission would have to be refused if that condition were not to be imposed...Conditions should be tailored to tackle specific problems, rather than impose unjustified controls. In so far as a condition is wider in its scope than is necessary to achieve the desired objective, it will fail the test of need. Where an extension to a dwellinghouse in a particular direction would be unacceptable, for example, a condition on the permission for its erection should specify that, and not simply remove all rights to extend the building'. Given this, it is unlikely that the restriction of permitted development rights to the application site could be considered reasonable and therefore consideration of the development the subject of this application must be considered on its own merits.

The materials to the host dwelling include brickwork and tiles. Proposed materials include rendered blockwork. In the interest of the visual amenities of the area

matching materials should be used and therefore appropriate conditions are recommended in the event of a planning permission.

The erection of a summerhouse has been mentioned in the neighbour's comment letter and it was evident at the time of the site visit. The applicants were advised that the merits of this should be dealt with by way of a separate application.

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

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 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 | ACA07  | Boundary enclosure - no detail submitted |                    |
|   | ACA07R | Reason A07                               |                    |
| 3 | ACC04  | Matching materials                       |                    |
|   | ACC04R | Reason C04                               |                    |
| 4 | ACI11  | Obscure glaz'g/details of opening (1 in) | to the rear of the |
|   |        | garage                                   |                    |
|   | ACI11R | Reason I11 (1 insert)                    | BE1                |
| 5 | ACK01  | Compliance with submitted plan           |                    |
|   | ACC01R | Reason C01                               |                    |

**Application:**14/03232/FULL6

**Address:** 17 Kingswood Road Shortlands Bromley BR2 0HG

**Proposal:** Single storey side extension, detached garage to side and front porch



"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 :** 14/03322/FULL6

**Ward:**  
Darwin

**Address :** 2 West Hill Downe Orpington BR6 7JJ

**OS Grid Ref:** E: 542987 N: 161245

**Applicant :** Mr Mike Miller

**Objections :** NO

### **Description of Development:**

Single storey rear extension incorporating link extension/alterations to existing outbuilding

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Proposed World Heritage Site

### **Proposal**

It is proposed to replace the existing rear conservatory at this property with a single storey rear extension which would link up to an existing detached outbuilding located slightly further to the rear.

The extension would project 3.36m to the rear to come in line with the existing extension to the adjoining semi at No.1, and would provide a 0.85m deep link to the outbuilding which would be converted into a utility room. The extension would have a flat roof with a central glazed lantern, whilst the link extension would have a small tiled pitched roof.

### **Location**

This semi-detached two storey dwelling is located on the southern side of West Hill, and lies within the Green Belt. It was previously extended in the 1990s to provide two storey side and rear extensions, and a 2.75m deep rear conservatory has been added since.

### **Comments from Local Residents**

No objections have been received to date from local residents.

## **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

## **Planning History**

Permission was granted in 1997 (ref. 96/02572) for a two storey side extension towards the front of the dwelling, and a 1.5m deep two storey rear extension across the back of the house, both of which were built.

Permission was granted in 2003 (ref. 03/00010) for a 2.8m deep single storey rear extension, but although the existing conservatory is of a similar depth, it is of a different design, and the 2003 permission does not, therefore, appear to have been implemented.

## **Conclusions**

The main issues relating to the application are whether the proposals would comprise inappropriate development within the Green Belt, and if it does, 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 85sq.m., whilst the floor area of the existing extensions (without including the conservatory extension which is to be demolished) measures 30sq.m. Therefore, the original dwelling has already been increased in size by 35% (not including the conservatory).

The additional floor area created by the proposed single storey rear extension would add 23sq.m. to the overall size of the building, which equates to a 62% 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:

- the floor area of the proposed extension would only exceed the floor area of the existing conservatory that it would replace by 6.5sq.m.

- the extension would project only 0.5m deeper than the single storey rear extension permitted in 2003 (apart from the small link extension), although this permission has now lapsed
- the adjacent dwellings at Nos.1 and 3 have been extended to the rear under permissions granted in the 1990s and 2000s respectively.

The proposed extension would not significantly increase the overall size and bulk of the dwelling, particularly as would be only slightly larger than the conservatory it would replace, 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 extension would be of the same depth as the extension to the adjoining semi at No.1, with just the link extension to the outbuilding projecting 0.85m further to the rear with a lower roofline. The proposals would not, therefore, result in any significant loss of light, privacy or outlook to this property.

The dwelling at No.3 to the south-west would be situated 5m away from the proposed extension, and currently has a rear extension which projects approximately 2.6m to the rear, therefore, the impact on this property would be minimal.

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**

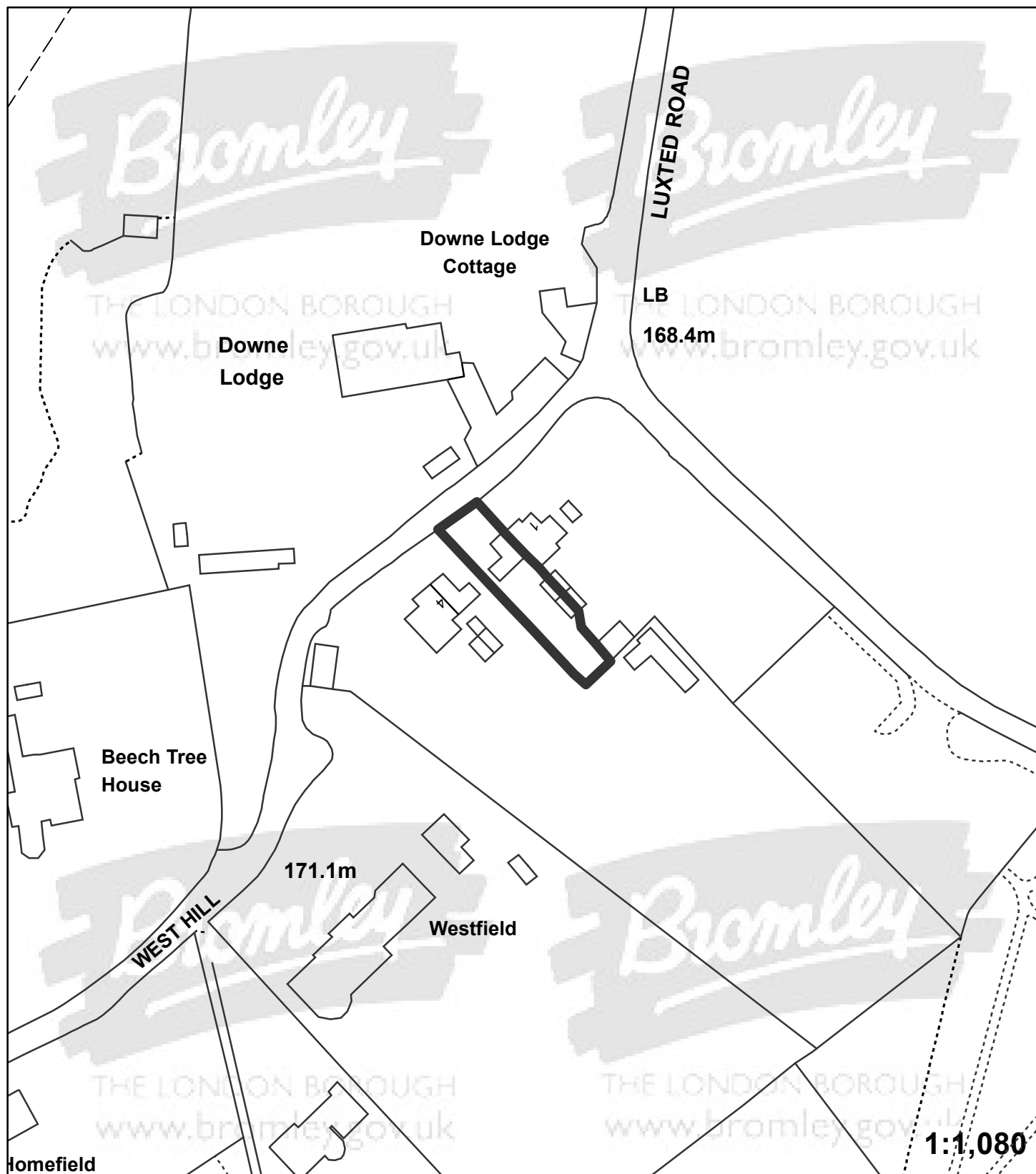
Subject to the following conditions:

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

**Application:**14/03322/FULL6

**Address:** 2 West Hill Downe Orpington BR6 7JJ

**Proposal:** Single storey rear extension incorporating link extension/alterations to existing outbuilding



"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 :** 14/03519/FULL6

**Ward:**  
**Petts Wood And Knoll**

**Address :** 46 Crest View Drive Petts Wood  
Orpington BR5 1BY

**OS Grid Ref:** E: 544050 N: 167764

**Applicant :** Ms Nina Hinds

**Objections :** NO

**Description of Development:**

Part one/two storey rear extension and side elevational alterations

Key designations:

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

**Proposal**

This application was deferred without prejudice from the meeting on 6th November in order to seek the provision of a 1m side space to the flank boundary with the adjoining semi (No.44) for the full height of the rear extension. The applicant has confirmed that they do not wish to make revisions to the proposals, but wish to point out that the extension complies with the 45 degree angle rule in relation to the first floor rear windows at No.44, and that the proposals would not have a detrimental impact on the neighbouring property in terms of light, outlook and space.

The earlier report is repeated below:

The proposals comprise a part one/two storey rear extension which would project 3.83m to the rear at ground floor level, and between 1.5-3.73m to the rear at first floor level. Immediately adjacent to No.44, the extension would project 1.5m to the rear at first floor level, and would have a flat roof, whilst 2.3m further away, the first floor would project 3.73m to the rear and would have a pitched roof.

No windows are proposed in the flank elevations of the extension, although two windows would be installed in the western flank elevation of the existing dwelling (at ground and first floor levels) which would be obscure glazed.

## **Location**

This semi-detached property is located on the northern side of Crest View Drive, and has a 43m deep rear garden.

The adjoining property to the east (No.44) has a 3.8m deep single storey rear extension permitted in 1989 which abuts the boundary with No.46.

## **Comments from Local Residents**

No local objections 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

This application has been called in by a Ward Member.

## **Planning History**

Permission was refused in June 2014 (ref.14/00674) for a part one/two storey rear extension and elevational alterations on the following grounds:

- 1 The proposal, by reason of its size and rearward projection, would result in a detrimental impact and loss of amenity to the occupiers of No.44, and be detrimental to the residential amenities of the occupiers of this dwelling, by reason of loss of outlook and loss of light, thereby contrary to Policy BE1 of the Unitary Development Plan.
- 2 The proposal constitutes a cramped overdevelopment of the site, resulting in a retrograde lowering of the standards of the area, contrary to Policies H9 and BE1 of the Unitary Development Plan.

No appeal was lodged against the refusal.

## **Conclusions**

The main issues in this case are the effect of the proposals on the character of the surrounding area, and on the amenities of the occupants of surrounding residential properties.

The current scheme differs from the previously refused scheme in that the ground floor element would now project only 3.83m to the rear (as opposed to 4.5m) to come in line with the single storey rear extension at the adjoining property (No.44). The first floor element of the proposals would remain the same.

With regard to the impact on No.44 (the adjoining semi), the extension would now project 3.83m to the rear at ground floor level, and would still project only 1.5m to the rear at first floor level immediately adjacent to No.44, with the deeper first floor element set back 2.35m from the side boundary. No.44 has a similar depth single storey rear extension adjacent to the boundary, and the ground floor part of the extension would not now project beyond this. Outlook from and light to the rear first floor windows of No.44 are not considered to be unduly affected, and no loss of privacy would occur.

No.48 to the west has not been extended to the rear, but is set back at least 1m from the side boundary with No.46. The proposed rear extension to No.46 would be set back 1.5m from this boundary, giving a gap of at least 2.5m between the dwellings, and although some loss of outlook to the rear of No.48 may occur, this has been reduced in the revised scheme and is not considered to be unduly harmful.

A first floor window is proposed to the western flank elevation of the existing dwelling facing No.48, but it would be obscure glazed to protect the privacy of the adjacent residents.

With regard to the impact of the proposals on the character of the surrounding area, the property lies on a sizeable plot with a 43m deep rear garden, and the proposals are not, therefore, considered to result in an overdevelopment of the site. The proposed extension is confined to the rear and would not, therefore, appear cramped nor impact on the spatial standards or visual amenities of the street scene.

In conclusion, the proposed rear extension is not considered to have a detrimental impact on the character of the surrounding area nor on the amenities of neighbouring properties.

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      Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the western flank elevation of the existing dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
          ACI12R      I12 reason (1 insert)    BE1
- 4      ACI13      No windows (2 inserts)      first floor flank    extension

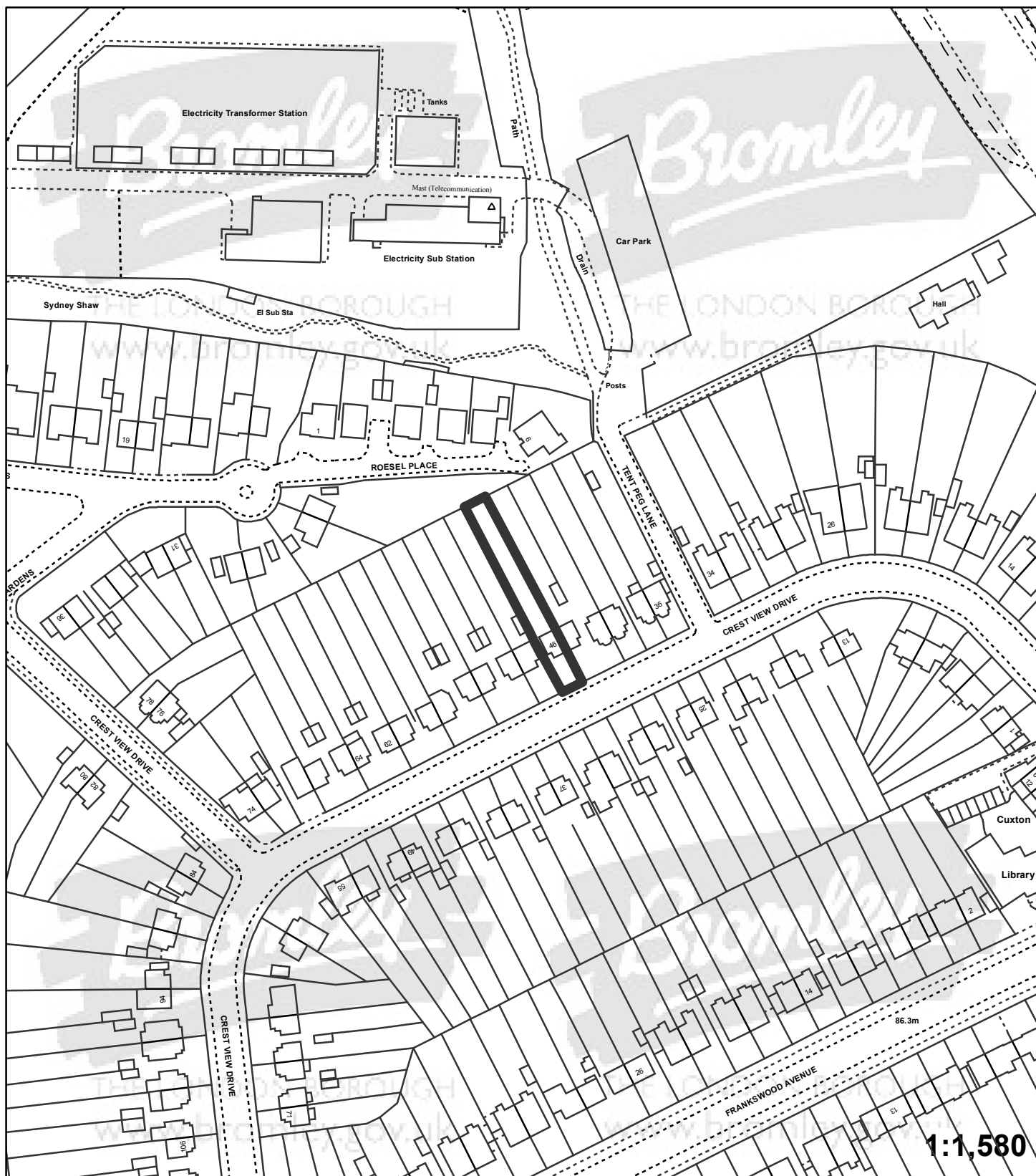
5      ACI13R      I13 reason (1 insert)    BE1  
      ACK01      Compliance with submitted plan  
      ACK05R      K05 reason



**Application:**14/03519/FULL6

**Address:** 46 Crest View Drive Petts Wood Orpington BR5 1BY

**Proposal:** Part one/two storey rear extension and side elevational alterations



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

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

**Application No :** 14/03590/FULL6

**Ward:**  
West Wickham

**Address :** 74 Woodland Way West Wickham BR4  
9LR

**OS Grid Ref:** E: 538206 N: 165361

**Applicant :** Mr Scembri

**Objections :** NO

**Description of Development:**

Single storey rear and first floor side extensions

Key designations:

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

**Proposal**

Planning permission is sought for a single storey rear and a first floor side extension.

The existing rear conservatory extension is to be demolished. The replacement single storey rear extension will project 2.6m depth to bring the whole of the ground floor rear elevation in line with the existing separate rear extension adjacent to No.72. A separation gap of 300mm and 225mm is maintained to the boundary with No.76 and 225mm to the attached boundary with No.72. A mono pitch roof structure with a small flat roof is indicated. Patio doors, a single door and a casement window are shown to the rear elevation.

A first floor side extension will build above the existing side extension adjoining No.72. The extension is set back from the front elevation by 4.5m and measures 2.7m width by 3.9m depth. The flank wall of the first floor extension will be approximately 350mm from the side boundary tapering to 300mm at the rear. A hipped roof is indicated.

Materials are indicated to match the existing in render and a tiled roofing finish. Two small additional windows are also indicated in the existing flank wall facing No.76 to provide extra light to the dining area.

**Location**

The site is located to the west side of Woodland Way and comprises a two storey detached dwelling house. An existing conservatory and separate single storey and side extension exists at the property.

### **Comments from Local Residents**

There have been no comments received from local residents.

### **Comments from Consultees**

No internal consultees were required to be consulted.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

### **Planning History**

Ref. 99/01390: Permission was granted for a single storey front/side extension and 2 first floor front bay windows on 05.07.1999.

Ref. 09/01180: Permission was refused for a first floor side and part one/two storey rear extension and single storey extension to existing workshop at rear on 14.07.2009.

Note: This application related to a proposal that was for a full depth side extension at first floor level extending from the front elevation and set in 1m from the side boundary.

Ref. 09/02626: Permission was granted for a single storey rear extension and single storey extension to existing workshop at rear on 17.11.2009.

### **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.

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

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

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

### Rear Extension

The design of the extension is considered to be in keeping with the character of the existing building. The extension is not visible from the public streetscene and is entirely contained to the rear. Therefore the main effect will be on the character of the original building. As such, a high quality addition is acceptable in principle. In this case, with incorporation of matching materials are considered an acceptable addition in keeping and complimentary to the architectural style of the building.

The rear extension is relatively modest in terms of depth at 2.6m adjoining the rear elevation. This is within the limits generally considered to be acceptable for extensions of this nature in this location.

### First Floor side extension

The design of the first floor extension is considered to be in keeping with the character of the existing building incorporating a hipped roof at the same pitch as the main dwelling. In terms of side space it is noted that the first floor extension extension comes closer to the side boundary than 1m. However, given the extensive set back of the extension by 4.5m from the front elevation and lower roof line ridge it is considered that the spatial characteristics of the area and the buildings character is maintained to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. As such the proposal does not represent a cramped appearance and does not result in unrelated terracing and therefore maintains the spatial standards and level of visual amenity of the streetscene in this case.

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

### Other alterations

The additional windows in the flank elevation facing No76 are not considered to overlook or cause a loss of privacy as they face on to a blank flank wall. Nevertheless, to maintain privacy obscure glazing is recommended.

### Summary

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

Background papers referred to during production of this report comprise all correspondence on the 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     ACC04        Matching materials  
      ACC04R      Reason C04
- 3     ACI13        No windows (2 inserts)        flank    first floor side extension  
      ACI13R      I13 reason (1 insert)    BE1 and H8
- 4     ACK01        Compliance with submitted plan  
      ACK05R      K05 reason
- 5     The additional windows hereby permitted in the ground floor south flank elevation shall be obscure glazed and so maintained.

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

**Application:** 14/03590/FULL6

**Address:** 74 Woodland Way West Wickham BR4 9LR

**Proposal:** Single storey rear and first floor side 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 '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/03598/FULL6

**Ward:**  
West Wickham

**Address :** 32 Hawkhurst Way West Wickham BR4  
9PF

**OS Grid Ref:** E: 537849 N: 165850

**Applicant :** Mr Robert Gutteridge

**Objections :** NO

**Description of Development:**

Two storey side extension

Key designations:

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

**Proposal**

The application seeks permission for a two storey side extension that is 2.85m wide and 10.7m deep to match the depth of the existing property. It will provide a side space of 0.8m

**Location**

The application site is a two storey semi-detached property located on the northern side of Hawkhurst Way.

**Comments from Local Residents**

No comments have been received from local residents.

**Comments from Consultees**

No comments have been received from Consultees.

**Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

The application site has been subject to previous planning applications:

- 09/03242/FULL6 - Single storey side extension - Permitted 15.01.2010, however the works were not carried out.

## **Conclusions**

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

The proposed two storey side extension will replace the existing garage. It will be 2.85m wide and 9.7m deep to match the depth of the existing property, with the ground floor extension projecting further forward by 1m to match the existing porch. The proposed side extension will provide a minimum side space of 0.8m. It will be two storeys along the western side boundary therefore would not comply with the Council's side space policy which normally requires a minimum 1m side space to be retained to the side boundary for the full height and length of a two storey development.

The enlarged roof will be pitched at an angle similar to the original roof, with materials to match the existing. The front elevation will have a garage door at ground floor level and a window at first floor level which are similar in style to the original. The roof of the front porch will be extended over the new garage door. The rear elevation will have two new windows to match the existing style and will replace the existing sliding doors with larger folding/sliding doors. The western flank elevation will have a window at first floor level to serve the hall however given the separation of 0.8m to the boundary, this window is not considered to cause overlooking over and above that already existing from the current first floor window.

In this case whilst the Policy H9 would not strictly be adhered to, it is considered that the extension as proposed would not cause a detrimental impact on the neighbouring property (No. 34) in terms of loss of light, privacy or outlook. From visiting the site it can be seen that there are several other examples of two storey side extensions such as No's 31, 35 and 36 therefore this development will not impact detrimentally on the character of the surrounding area. It is therefore considered that the proposed development will be in keeping with the style of the host dwelling, will not detract from the character of the property nor will it have an unacceptable impact upon the streetscene.

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

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

as amended by documents received on 18.11.2014

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |      |         |
|---|--------|--|------|---------|
| 1 | ACA01  | Commencement of development within 3 yrs |      |         |
|   | ACA01R | A01 Reason 3 years                       |      |         |
| 2 | ACC04  | Matching materials                       |      |         |
|   | ACC04R | Reason C04                               |      |         |
| 3 | ACK01  | Compliance with submitted plan           |      |         |
|   | ACK05R | K05 reason                               |      |         |
| 4 | ACI10  | Side space (1 insert)                    | 0.8m | western |
|   | ACI10R | Reason I10                               |      |         |

**Application:** 14/03598/FULL6

**Address:** 32 Hawkhurst Way West Wickham BR4 9PF

**Proposal:** Two storey side extension



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

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

**Application No :** 14/03647/FULL1

**Ward:**  
Penge And Cator

**Address :** 111 Maple Road Penge London SE20  
8LP

**OS Grid Ref:** E: 535194 N: 170021

**Applicant :** Mr K & J Ray & Bradshaw

**Objections :** NO

### **Description of Development:**

Change of use of ground floor to residential (studio apartment) and continued use of upper floors as 3 self-contained studio flats, retention of three storey rear extension and elevational alterations.

Key designations:

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

### **Proposal**

Planning permission is sought for a change of use of ground floor to residential (studio apartment) and continued use of upper floors as 3 self-contained studio flats, retention of three storey rear extension and elevational alterations.

The application site is currently in unauthorised use as five self contained flats as detailed on the application form with the ground floor commercial unit having been converted to residential and a 3 storey rear extension having been constructed together with alterations to the roof to accommodate a staircase. This application seeks to regularise the use of the upper floors as three flats, retain the rear stairwell extension, amend the design of the roof extension and front fenestration facing Maple Road. The existing 5 self contained flats are to be converted into 4 residential studios as part of this application and this would include the retention of the residential unit on the ground floor fronting Maple Road.

### **Location**

The application site is a mid terraced property with accommodation that originally consisted of a commercial unit at the ground floor with residential accommodation

above. The residential units above the shops are accessed from a service road located to the rear of the property. At the end of the service road is access leading to a storage warehouse.

The property is in the middle of a terrace of 10 similar buildings. Several of these buildings in the vicinity have had mansard roof extensions added. The upper floors all appear to be in use as residential.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Crime prevention Design Advisor: General comments regarding suggested security measures.

Technical Highways Engineer: The site is located in an area with medium PTAL rate of 3 (on a scale of 1 - 6, where 6 is the most accessible). No car parking would be provided, which is of some concern. However a night time stress parking carried out within vicinity of the area at 15 June and 16 June 2011. The survey had established parking demand for the highway within a walking distance of approximately 200m. The survey indicated that there were on-street parking spaces available for additional demand during the hours of maximum residential parking demand. Also as stated above the area has a moderate PTAL rate; consequently I have no objection to the development.

However, a covered and secure cycle storage facility must be provided to encourage cycling as a sustainable transport alternative. The storage area must be satisfactory to store one cycle per unit.

### **Planning Considerations**

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

- BE1 Design of New Development
- H1 Housing Supply
- H11 Residential Conversions
- T1 Transport Demand
- T3 Parking
- T7 Cyclists
- T18 Road Safety
- S5 Local Neighbourhood Centres, Parades and Individual Shops

London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable Design and Construction.
- 5.4 Retrofitting
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.17 Waste Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment.
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012) London Plan 2011 Implementation Framework

### **Planning History**

09/00508/OPDEV: Creation of 5 flats, alterations to the roof/increase height, rear extension & stairwell, alteration to shop front. Currently under investigation and awaiting outcome of planning application.

10/02926/ELUD: Use of part ground and second floors as 2 self-contained flats  
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE. Not Lawful  
13.12.2010

10/02927/ELUD: Use of part ground and first floors as 2 self contained flats  
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE. Not Lawful  
13.12.2010

10/02952/ELUD: Use of third floor as self-contained flat. CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE. Not Lawful 13.12.2010

It would appear that in 2000 the property was in use as a HMO and bed-sits but fell into disrepair and became uninhabitable shortly after this. It was vacant in 2006 when it was refurbished prior to sale. From 2008 the accommodation has been separately banded for Council Tax purposes. The lawful development certificate was refused as no evidence was provided to prove the use has been in existence continually for over 4 years.

An appeal was submitted against an enforcement notice which was issued on the 3rd June 2011. The breach of planning control as alleged in the notice was that without planning permission the roof was altered by the construction of a raised

brick parapet wall and a pitched roof and a construction of a brick stairwell at the rear of the land. The requirements of the notice were to restore the roof to its original height, remove the stairwell extension and remove from the land all resulting debris. The notice did not however refer to the unauthorised conversion of the ground floor commercial premises into residential accommodation.

12/00216/FULL1: Use of premises as four residential flats, retention of 3 storey rear extension and alterations to roof to accommodate staircase and alterations to the front elevation. PART RETROSPECTIVE APPLICATION. Refused 08.05.2012

Refusal reasons:

1. The 3 storey rear and roof extensions, by reason of their size, prominence and design would be unduly obtrusive in the street scene and out of scale and character with neighbouring properties contrary to Policy BE1 of the Unitary Development Plan.
2. The development results in the unacceptable loss of a retail unit, contrary to Policy S5 of the Unitary Development Plan which gives preference to shopping uses within individual shopping parades, having particular regard to the existing number of non retail uses within this parade, therefore harmful to the vitality and viability of this parade.
3. The elevational alterations to the front of the property by reason of the altered window sizes and positions and removal of shopfront result in a discordant form of design, out of character with the surrounding area, thereby contrary to Policy BE1 of the Unitary Development Plan.

The application was Appealed and dismissed 31/10/2012.

The planning Inspector concluded:

"The development complements the variety of roof forms at the rear of the site in the way required by policy BE1(i) of the Bromley Unitary Development Plan July 2006 (the UDP) but detracts from the streetscene at the front, contrary to parts (i) and (ii) of that policy. Accordingly it has an unacceptable effect on the character and appearance of the area.

An analysis of the uses made of other units in the local parade, which extends from 83 to 119 Maple Road suggests that there is a lack of demand for retail or service premises in this locality. A previous enforcement appeal decision (reference APP/G5180/C/11/2157964) notes that Council records show that the premises were vacant in 2006, have not been used as a shop since and the residential use has not been the subject of enforcement. There is no information to demonstrate that the premises were used as a retail shop prior to 2006.

These three points suggest that the criteria for permitting a change of use of an A1 shop unit, set out in UDP policy S5 would be met. I therefore conclude that the development has an acceptable effect on the vitality and



viability of the local shopping parade in which it is sited but this does not override the effects on the character and appearance of the street scene which are the reason the appeal is dismissed."

14/01092/FULL2: Change of use of ground floor to residential (studio apartment) and continued use of upper floors as 3 self-contained studio flats, retention of three storey rear extension and elevational alterations. Withdrawn 02.07.2014.

## **Conclusions**

The primary issues in the assessment of this planning application are:

- Effect on the viability and vitality of the shopping parade.
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the area and locality
- Impact on the amenity of neighbouring properties
- The quality of living conditions for future occupiers
- Highways and traffic Issues
- Sustainability and Energy

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.

### Vitality and Viability

The development to the front of the site whilst completed some time ago has resulted in the loss of an existing commercial unit which fronts Maple Road. As such Policy S5 concerning changes of use of commercial premises would apply. The premises appear to have been originally used at ground floor as commercial premises and have been converted into residential accommodation with a front door and two windows replacing the previous shop front. Policy S5 stipulates that a change of use from a shop to another use will only be permitted provided that the use contributes to the range of services provided and the vitality and viability of the parade is maintained, or that it can be demonstrated that a long term vacancy has occurred or there is lack of demand for the service provided. Whilst the site is not located within a designated parade or defined neighbourhood centre it was originally an individual retail/ commercial premises therefore Policy S5 is still applicable. No evidence has been submitted to demonstrate that the loss of this is acceptable. However, regard needs to be made to the Appeal in 2012 where the Planning Inspector concluded that the development had an acceptable effect on the vitality and viability of the shopping parade. On this basis, It is not considered that there have been any change in circumstance that might conclude otherwise.

### Design and Appearance

This application seeks to regularise the outstanding issues that resulted in the dismissal of the Appeal in 2012 as detailed above. Therefore the matters under

consideration in terms of design are retention of the rear stairwell extension, the amended design of the roof extensions and front fenestration facing maple Road.

The roof design has now been amended to a flat roof design that removes the previous hip design that was visible to the streetscene. The flat roof proposed is located below the level of the parapet and contains five centrally positioned rooflights. Although visible on the elevation drawings, from street level these would not be visible. On balance although the loss of the original butterfly roof is regrettable the site is not within a conservation area and within minimal alteration to streetscene views the alteration in this case is considered acceptable.

The minor alteration to parapet height and the infill of the 'V' shape to the rear elevation was also deemed acceptable by the Planning Inspector in the 2012 Appeal. Similarly the three storey extension for the stairwell in its context with other two storey extension nearby was not deemed unacceptable.

The alterations to the front elevation have sought to address the variation of the fenestration in the wider context of the terrace. The windows now proposed appear to be of similar proportions and size to adjacent original apertures. Although the floor levels of the altered interior of the building, due to the insertion of an extra floor by lowering floor to ceiling heights, will cross the windows apertures the overall impression and character of the building will relate to the wider terrace. Dummy panels will infill the lower sections of the windows as a result. Subject to an appropriate obscure glazing this is considered a suitable compromise on balance.

The ground floor front elevation to the converted commercial unit will also be altered to incorporate sash windows of a similar design. This is welcomed.

#### Standard of Accommodation

Policy 3.5 of the London Plan 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. The floor space of the proposed studio flats are 36m<sup>2</sup> on the upper floors and 57m<sup>2</sup> on the ground floor. Table 3.3 of the London Plan requires a Gross Internal Area of 37m<sup>2</sup> for one person studios. With regard to the above it appears that the size of the flat for its intended occupancy would virtually comply with the minimum standards contained in the London Plan 2011 unit size standards. On balance this is considered acceptable. The standard of accommodation which is provided in the submitted application appears to provide acceptable levels of natural light and room layouts.

#### Highways and Traffic Issues

The PTAL for the site is 3 (moderate). No objection has been raised from the Council's Highways officer indicating that there is capacity to meet parking demand. Therefore due to the relatively minor impact the additional units will have on parking issues in the vicinity it is considered the proposal would generally be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

#### Sustainability and Energy

Policy 5.4 Retrofitting, of the London Plan 2011 states that boroughs should identify opportunities for reducing carbon dioxide emissions from the existing building stock by identifying potential synergies between new developments and existing buildings through the retrofitting of energy efficiency measures.

No information has been supplied in this regard. However, this is not mandatory for this type of small development.

### Summary

Having had regard to the above it was considered that the revised siting, size and design of the proposed extensions and elevational alterations are acceptable in that they it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. It is also considered that the loss of the retail unit will not harm the vitality and viability of the local shopping area.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 Within 6 months of the date of the Decision Notice the applicant shall complete the layout of the of the upper floors as 3 self-contained studio flats and implement the roof alterations and elevational alterations to the front elevation hereby approved, detailed on Drawing 103 Revision C and Drawing 104 Revision C received on 21/9/2014.

**Reason:** To protect the living conditions of neighbouring occupiers and in the interest of the appearance of the building and visual amenity of the area, in accordance with Policy BE1 of the Unitary Development Plan.

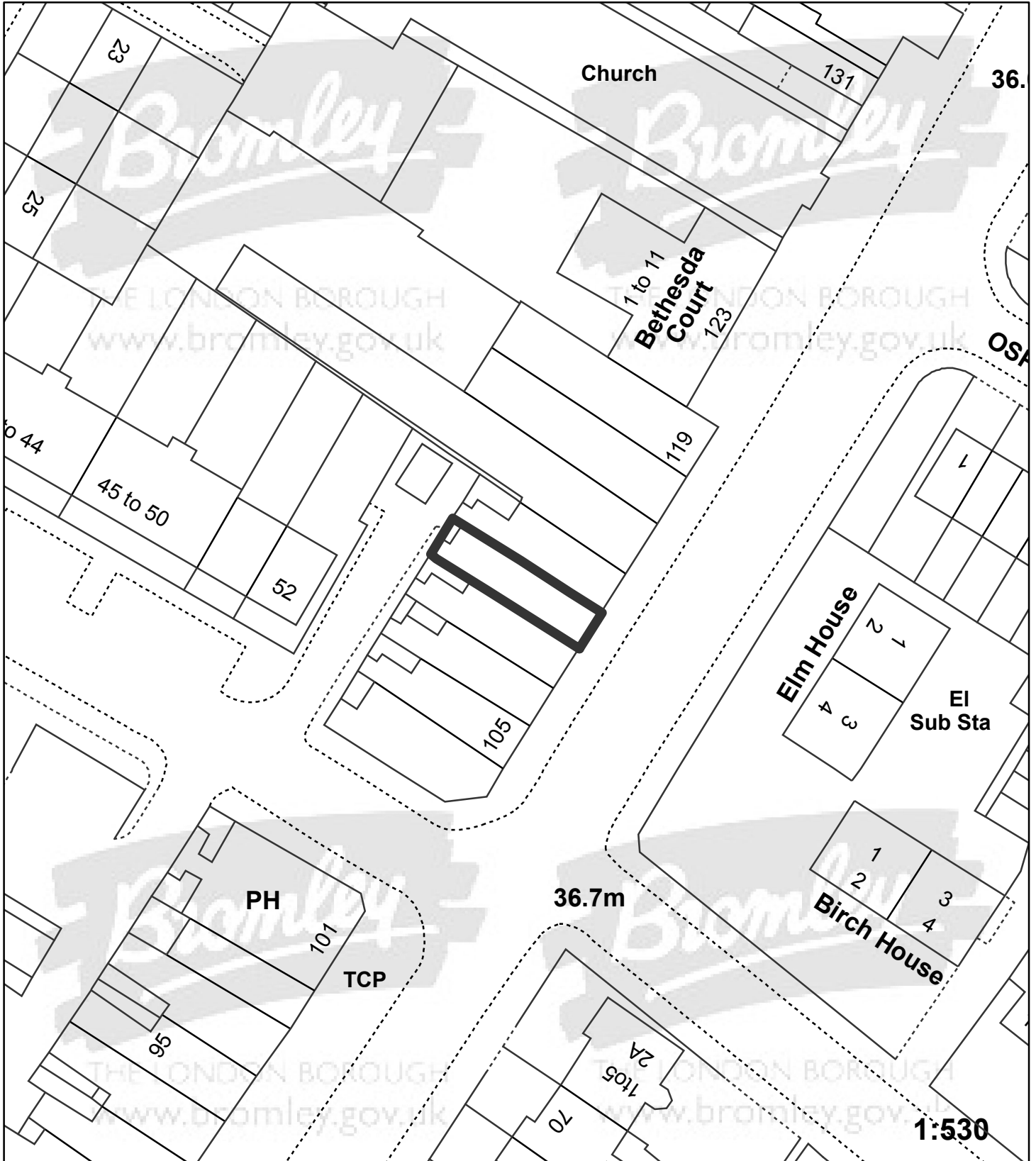
- 2 ACC04 Matching materials  
ACC04R Reason C04
- 3 ACH22 Bicycle Parking  
ACH22R Reason H22
- 4 The dummy panels indicated to the front elevation windows on Drawing 104 C shall be obscure glazed only and shall subsequently be retained as such.

**Reason:** In the interest of the appearance of the building and visual amenity of the area, in accordance with Policy BE1 of the Unitary Development Plan.

**Application:**14/03647/FULL1

**Address:** 111 Maple Road Penge London SE20 8LP

**Proposal:** Change of use of ground floor to residential (studio apartment) and continued use of upper floors as 3 self-contained studio flats, retention of three storey rear extension and elevational alterations.



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

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

**Application No :** 14/03670/FULL6

**Ward:**  
Bromley Common And  
Keston

**Address :** 10 Croydon Road Keston BR2 6EB

**OS Grid Ref:** E: 542539 N: 165159

**Applicant :** Mr Robert Corbett

**Objections :** NO

**Description of Development:**

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

Key designations:

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

**Proposal**

This application seeks permission for a part one/two storey side/rear extension, two storey side extension and single storey front extension.

The part one/two storey side/rear extension will replace an existing single storey rear extension and attached conservatory and a single storey rear extension which accommodates a utility room and kitchen. The current rear elevation is stepped and the proposed side/rear extension will also be stepped at the rear. The two storey element of the extension will project 4.2m to the rear close to the western boundary with No. 12, for a width of 5.67m. This element of the extension will have a pitched roof. A side space of 1m at two storey level will be retained to the western boundary with No. 12. It will adjoin the proposed single storey rear element of the extension to the eastern side (replacing the existing extension) and will project 4.9m to the rear. This element of the rear extension will have a flat roof with a height of approximately 2.7m, with roof lantern located within the centre of the roof. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with No. 8. The rear extension will attach to the two storey side extension on eastern side of the property.

The two storey side extension will project 2.37m to the side and retain a side space of 1m to the eastern boundary with No. 8. Two first floor windows are proposed in the first floor and one narrow wide window in the ground floor of the eastern flank elevation.

The single storey front extension will enclose an area 0.8m by 3.94m at the front of the property which is currently an open porch with a roof canopy. It will have a pitched roof and two windows are indicated in the front elevation. No new windows are proposed in the western flank elevation.

### **Location**

The application site is a large detached property on the northern side of Croydon Road, Keston close to the junction with Lakeside Drive. This section of Croydon Road, Keston is characterised by large detached residential properties set back from the highway and falls within the Bromley Common Area of Special Residential Character (ASRC).

### **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
- H10 Areas of Special Residential Character

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**

A two storey rear extension to provide breakfast room with bedroom over was permitted under ref. 79/02932. There is no recent planning history at the site.

More recently a similar application for a 'Part one/two storey side/rear extension, two storey side extension and single storey front extension' was granted permission under ref. 14/00054.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area having regard to the established qualities of the ASRC, 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.

A recent application for a similar scheme was granted permission under ref. 14/00054. This current application is a revision to this permitted scheme and includes a larger two storey rear elevation to the western side.

The extension will replace an existing single storey rear extension and project 4.2m to the rear which is a further 0.5m than the existing single storey rear extension to be replaced. The previous permission was for a 4.2m rear extension at single storey, with the two storey element projecting only 3.1m. As such there is no additional depth proposed at single storey but a further 1.1m at two storey. A side space of 1m will be retained to the boundary with No. 12 and no new windows are proposed in the western flank elevation. Having visited the site it can be seen that the neighbouring property to the west at No. 12 currently sits much further to the rear than the application property. Taking this into account, Member's may consider that the additional 1.1m in depth at two storey will not cause any significant impact to the amenities of this neighbouring property.

The remainder of the proposal is as permitted under ref. 14/00054. As such the previous report is repeated below.

The proposed two storey side extension will result in a dwelling of greater width on the site and a reduction in side space to the eastern boundary. A minimum of 1m side space will be retained for the majority of the development. It is noted that given that the site falls within the Bromley Common ASRC it would be expected that this side space be exceeded. However, having visited the site it can be seen that varying levels of separation exist between neighbouring dwellings. It is also noted that the extension is set back from the front building line and lower than the main ridge height and the application property is located approximately 15m from the highway. Given the varying levels of separation in the immediate area and the subservient nature of the extended side element to the east of the dwelling, Member's may consider that the two storey side extension will, on balance, not

give rise to a significant impact to the character of the area or unduly harm the established character of the Bromley Common ASRC.

It is noted that the single storey side/rear element is indicated at closer than one metre. However, this element is replacing a previous extension at the property and is set some substantial distance from the frontage. Members will care to consider the merits of this part of the application against policy, as with the previous permitted scheme.

In respect of the single storey front extension, this will infill an existing open porch and will not project any further than the existing front or side building lines. It is a small extension and is considered to be in keeping with the host property and as such would not be considered to cause any detrimental impact to the character of the area or amenities of the neighbouring properties.

The single storey rear element of the extension will extend to the rear of the property close to the eastern boundary with No. 8, by 4.6m (which is approximately 3.35m less than the existing single storey rear extension and attached conservatory to be removed). This element of the extension will be approximately 6.6m from the western side boundary with No. 12. Member's may therefore consider that the proposed extensions would be unlikely to give rise to significant impact to the neighbouring property at No. 12.

Regarding the impact to No. 8, whilst windows are proposed in the first floor flank wall of the two storey side extension facing No. 8, these will serve two dressing rooms and could be obscurely glazed to prevent any undue overlooking. One high level wide window is proposed at ground floor. As discussed above a side space of 1m will be retained to the side boundary with No. 8 for the full length of the two storey side extension. The rear extension close to the eastern boundary with No. 8 will project 4.6m to the rear, 4.9m in total. This will replace an existing single storey rear extension and attached conservatory and will be approximately 3.35m less in depth. A side space of 0.3m will be retained for the single storey rear extension to the eastern boundary with No. 8 with no windows proposed on the eastern flank elevation. This single storey rear extension will have a flat roof with a height of 2.7m with roof lantern in the middle of the extension with a maximum height of 3.2m. The extension to be removed has a flat roof and is of approximately 2.7m in height. As such this element of the proposal would be of a similar height and less depth than the existing structure and is not considered to result in any additional harm to the neighbouring property at No. 8. Therefore, with regards to the two storey side and single storey rear extensions, Member's may consider that a significant detrimental impact to the amenities of the neighbouring property at no. 8, in terms of loss of light, outlook and privacy is unlikely to arise.

Having had regard to the above it 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 area or the established qualities of the ASRC.



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      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
          ACC04R      Reason C04
- 3      ACI12      Obscure glazing (1 insert)      in the first floor eastern flank  
          elevation  
          ACI12R      I12 reason (1 insert)      BE1
- 4      ACI13      No windows (2 inserts)      flank extensions  
          ACI13R      I13 reason (1 insert)      BE1
- 5      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)).

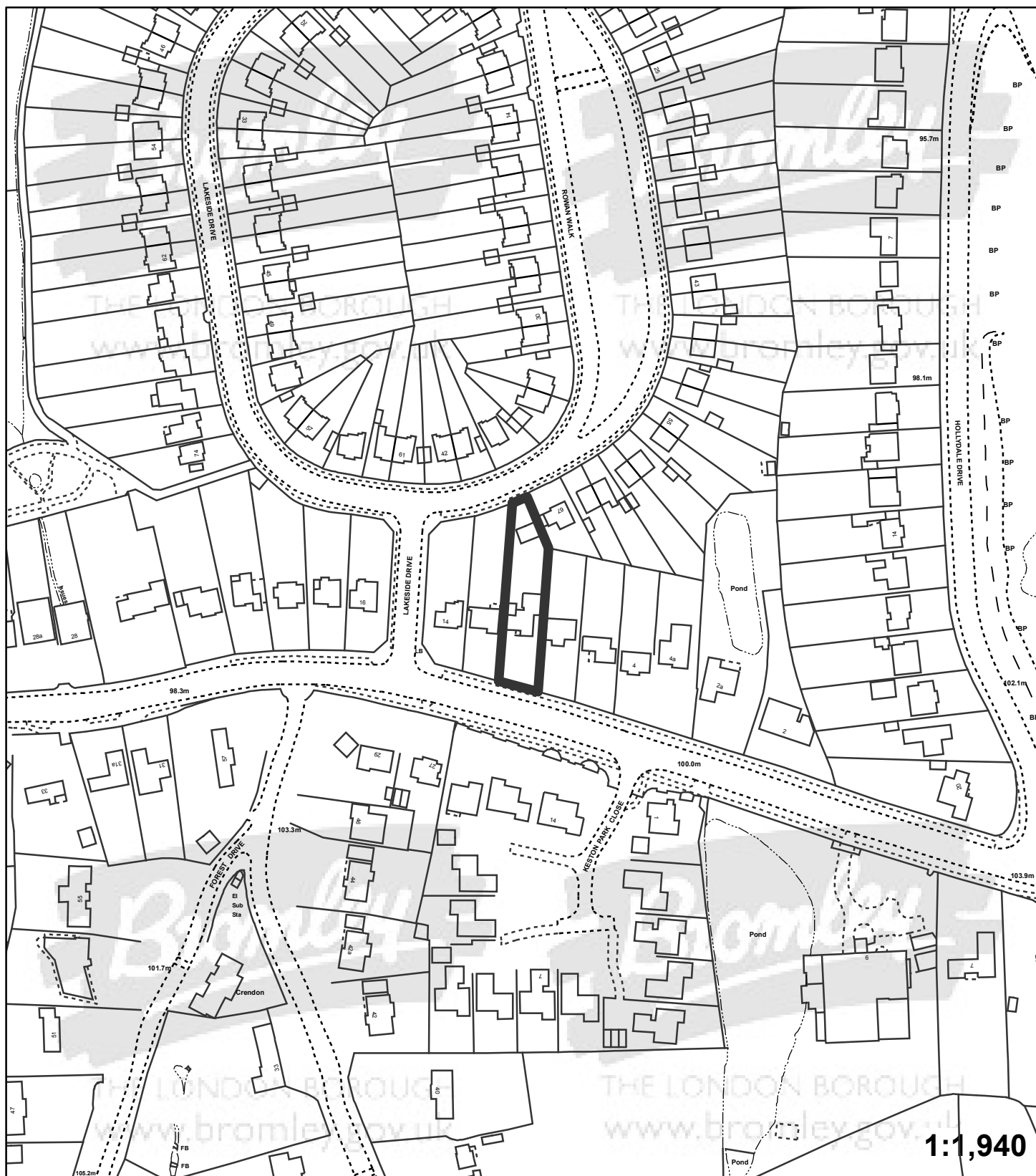
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

**Application:**14/03670/FULL6

**Address:** 10 Croydon Road Keston BR2 6EB

**Proposal:** Part one/two storey side/rear extension, two storey side extension and single storey front 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 '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 14/03823/ADV

**Ward:**  
Penge And Cator

**Address :** 14 - 16 High Street Penge London SE20  
7HG

**OS Grid Ref:** E: 535097 N: 170488

**Applicant :** One Stop Stores Ltd

**Objections :** NO

### **Description of Development:**

Continued display of eight, non-illuminated PETG panel signs

Key designations:

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

### **Proposal**

The application is for the continued display of eight PETG non-illuminated panel signs - six panels 1460mm wide x 2150mm high x 30mm deep and two panels 1605mm wide x 1830mm high x 30mm deep. The PETG signs are described as made of aluminium and vinyl; the colour and text and background is described as white on a red background/digitally printed graphic and digitally printed black and white image. They are aluminium panatrim frames finished white to incorporate a clear polycarbonate face with a digitally printed image applied to reverse of the panel backed up with white vinyl/foamex. The application form advises that this proposal changes the images to black and white as per One Stop Conservation Spec. The panels are currently showing as white panels rather than panels with graphics.

### **Location**

The site is located on the south side of High Street, Penge and on the corner with Oakfield Road within a mixed commercial/residential location.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Highways raise no objection as it is considered they do not affect sightlines and are unlikely to be a distraction to drivers.

### **Planning Considerations**

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

BE21 Control of Advertisements and Signs  
T18 Road Safety

### **Planning History**

The planning history includes references to a new shop front with the latest in 1990, ref. 90/01643, which included revisions to a new shopfront and indicates windows to the street facing elevations.

The most recent planning history was application ref. 14/00130 which gave a split decision; the reasons for refusal for the panel signs were:

The panel signs facing Oakfield Road and High Street, by virtue of their height, appearance, extent and visually prominent positioning, detract from the appearance of the shop and the street scene generally by restricting the amount of visibility into the shop thereby contrary to Policy BE21 of the Unitary Development Plan.

Prior to this planning application ref. 13/02371, for the continued display of two internally illuminated fascia signs and eight non-illuminated poster signs, was issued a split decision with consent granted for the fascia signs. The poster signs were refused for the following reason:

The vinyl graphic signs to the windows facing Oakfield Road and High Street, by virtue of their height, appearance, extent and visually prominent positioning, detract from the appearance of the shop and the street scene generally by restricting the amount of visibility into the shop thereby contrary to Policy BE21 of the Unitary Development Plan.

Application ref. 13/003644, which was part retrospective, for alterations to shopfront entrance and installation of 4 air conditioning units to side elevation was granted permission 31/7/14.

Enforcement action is currently pending the outcome of this application.

## Conclusions

The main issues in this case are whether the proposed signs address the previous grounds of refusal and whether they are in keeping with the appearance of the surrounding area and respect the amenities of neighbouring properties. A further consideration is the impact on pedestrian and vehicular safety.

Within the previous submission the agent indicated that if the sign panels were removed there would be no shopfront remaining as it is the panels that make up the shopfront. Assumptions were made under the previous report (ref. 13/02371) that the graphics were applied to glazed areas in order to hide the back of shelving units inside the shop. That report considered '... that the mass covering of the shop window with vinyl graphic is excessive. It is noted that prior to the works that have taken place, the photos provided by the applicant demonstrate that a similar arrangement was in place although there does not appear to be an Advertisement Consent granted for these works...'

That report went on to consider that 'In this instance the large vinyl graphic images due to their size and extent across the shop window gives them an unduly prominent appearance. Furthermore, the shop appears somewhat "closed in" as there is no visual interest into the shop other than through the sliding entrance door. Instead the shop appears to have been "swathed" in a large advert that cuts it off from the high street and detracts from the appearance of the building and the vibrancy and vitality of the host property'.

The planning report for application ref. 14/00130 noted that '... the planning history does not reveal any consent for the replacement of windows with panels. It is therefore considered that there is no new supporting material put forward to put aside the previous planning considerations resulting in refused consent for the signs'.

This scheme has changed the colour of the graphics to black and white and refers to the images being '... as per One Stop Conservation Spec'. It is noted that the site is not within a designated Conservation Area; it is considered that the panels, regardless of the colour and design, deaden the streetscene by removing the buildings active frontage and allowing a view of the internal activity of the shop.

Having had regard to the above it is considered that the advertisement would have no regard for its setting, be a dominant feature in the street scene and have a harmful appearance on the overall character of the area and that the change to the appearance of the graphic does not address the previous ground of refusal.

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

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The panel signs facing Oakfield Road and High Street, by virtue of their height, appearance, extent and visually prominent positioning, detract from the appearance of the shop and the street scene generally by restricting the amount of visibility into the shop thereby contrary to Policy BE21 of the Unitary Development Plan.

**Application:** 14/03823/ADV

**Address:** 14 - 16 High Street Penge London SE20 7HG

**Proposal:** Continued display of eight, non-illuminated PETG panel signs



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

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