



THE LONDON BOROUGH
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BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Lisa Thornley
lisa.thornley@bromley.gov.uk

DIRECT LINE: 020 8313 4745

FAX: 020 8290 0608

DATE: 16 September 2014

To: Members of the
PLANS SUB-COMMITTEE NO. 1

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Teresa Ball, Katy Boughey, Lydia Buttinger, Alan Collins,
Ian Dunn, Ellie Harmer and Terence Nathan

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 25 SEPTEMBER 2014 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

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

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

*Copies of the documents referred to below can be obtained from
www.bromley.gov.uk/meetings*

A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 31 JULY 2014**
(Pages 1-12)
- 4 **PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Hayes and Coney Hall	13 - 22	(14/01873/FULL1) - Isard House, Glebe House Drive, Hayes
4.2	Bromley Town	23 - 26	(14/02066/FULL1) - 7 Hayes Lane, Hayes
4.3	Chislehurst Conservation Area	27 - 30	(14/02204/ADV) - Land fronting 95-113 High Street, Chislehurst
4.4	Cray Valley West	31 - 34	(14/02313/MATAMD) - Riverside School, Main Road, St Pauls Cray
4.5	Penge and Cator	35 - 38	(14/02875/ADV) - 46 Green Lane, Penge

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.6	Bickley	39 - 44	(14/00706/FULL6) - 14 Mavelstone Close, Bromley
4.7	Chislehurst	45 - 50	(14/01312/FULL3) - The Lounge, 1-3 White Horse Hill, Chislehurst
4.8	Chelsfield and Pratts Bottom	51 - 56	(14/02446/FULL6) - 28 Warren Road, Orpington

4.9	Bromley Common and Keston	57 - 62	(14/02458/VAR) - 137 Hastings Road, Bromley
4.10	Orpington	63 - 66	(14/02630/FULL6) - 1 Hillcrest Road, Orpington
4.11	Orpington	67 - 72	(14/02634/FULL6) - 1 Hillcrest Road, Orpington
4.12	Chislehurst Conservation Area	73 - 78	(14/02650/FULL6) - The House on the Wall, Watts Lane, Chislehurst
4.13	Chislehurst Conservation Area	79 - 82	(14/02661/LBC) - The House on the Wall, Watts Lane, Chislehurst
4.14	Chislehurst Conservation Area	83 - 88	(14/03055/FULL6) - Ridgeview, Southill Road, Chislehurst

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

Report No.	Ward	Page No.	Application Number and Address
4.15	Bromley Common and Keston	89 - 92	(14/01745/FULL1) - Ravens Wood School, Oakley Road, Bromley
4.16	Bromley Common and Keston	93 - 96	(14/01934/RECON) - Ravens Wood School, Oakley Road, Bromley
4.17	Hayes and Coney Hall	97 - 102	(14/02617/FULL1) - 53 Kechill Gardens, Hayes
4.18	Petts Wood and Knoll Conservation Area	103 - 106	(14/02810/FULL6) - 9 The Chenies, Petts Wood
4.19	Hayes and Coney Hall	107 - 112	(14/02977/FULL1) - 11 Alexander Close, Hayes
4.20	Kelsey and Eden Park	113 - 118	(14/02988/FULL6) - 5 Croydon Road, Beckenham
4.21	Plaistow and Sundridge	119 - 122	(14/02998/FULL6) - Treesway, Lodge Road, Bromley

4.22	Farnborough and Crofton Conservation Area	123 - 130	(14/03218/FULL1) - Public Conveniences adjacent to 20 Church Road, Farnborough
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SECTION 4 (Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page No.	Application Number and Address
4.23	Cray Valley East Conservation Area	131 - 134	(14/01350/ADV) - Land at Junction with High Street Blacksmiths Lane, Orpington
4.24	Cray Valley East Conservation Area	135 - 138	(14/01372/ADV) - Land rear of 1-8 Market Meadow, Mill Brook Road, Orpington

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 31 July 2014

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Teresa Ball, Katy Boughey,
Lydia Buttinger, Alan Collins, Ian Dunn, Ellie Harmer and
Terence Nathan

Also Present:

Councillors Kathy Bance MBE, Kevin Brooks, Russell Mellor,
Ian F. Payne, Colin Smith and Stephen Wells

8 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

9 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

10 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JUNE 2014

RESOLVED that the Minutes of the meeting held on 5 June 2014 be confirmed.

11 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

11.1 KELSEY AND EDEN PARK

(14/01567/REG3) - Recreation Ground, Stanhope Grove, Beckenham.

Description of application – Modular building adjacent to pavilion and security fencing to perimeter of pavilion.

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.

**11.2
BROMLEY COMMON AND
KESTON**

**(14/01813/FULL1) - Keston CE Primary School,
Lakes Road, Keston.**

Description of application – Glazed entrance canopy and modification of ramp.

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services.

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.

**11.3
CRYSTAL PALACE**

**(14/01999/FULL1) - James Dixon Primary School,
William Booth Road, Anerley.**

Description of application – Erection of single storey classroom block to provide two additional classrooms for a 2 year period, plus associated temporary external works.

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services.

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

**11.4
COPERS COPE**

**(14/02013/FULL1) - Clare House Primary School,
Oakwood Avenue, Beckenham.**

Description of application - Temporary modular single storey classroom block with entrance lobby, toilets, stores and associated external works including ramp and steps.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, and the Portfolio Holder for Education, Councillor Stephen Wells, were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services, and that Sport England had no objection to the application. Members having considered the report, objections

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

“6. Details of a scheme for any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority before the lighting is installed. No further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

**11.5
PENGE AND CATOR**

**(14/02017/FULL1) - Harris Primary Academy
Crystal Palace, Malcolm Road, Penge.**

Description of application – Single storey infill extensions to existing Early Years Building, external window and door alterations to Early Years and Main Building, new canopies and associated external works. REVISED PLANS RECEIVED.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received together with a letter of support from Terry Parkin, Executive Director for Education, Care and Health Services.

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

SECTION 2

(Applications meriting special consideration)

**11.6
CHISLEHURST
CONSERVATION AREA**

(14/00848/FULL3) - 43 High Street, Chislehurst.

Description of application – Change of use of ground floor of No 45 High Street from Class A1 (Retail) to Class A3 (Cafe/Restaurant) and provision of single storey rear extension to Nos 43 and 45 both to be used as single enlarged restaurant. Alterations to shopfront at Nos 43 and 45 and installation of associated plant at rear.

Oral representations from Ward Member, Councillor Ian F Payne, were received at the meeting. Councillor Payne said that the other two Ward Members for

Chislehurst, Councillors Katy Boughey and Eric Bosshard together with Bob Neill MP supported the application. It was reported that several late letters of support and a Construction Statement and Management Plan had been received.

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

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

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

2. The use shall not operate before 08.00 hours and after Midnight on any day.

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

3. Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

REASON: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

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

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

INFORMATIVE: Regarding the condition concerning provision of a ventilation system, the Planning Division have prepared a technical guidance note; This covers specification of :-

- the canopy or slot hood over fume generated equipment, which should be fitted with a readily cleanable grease filter

- coarse and fine pre-filters
- an insulated carbon filter unit
- installation of the system (including fan(s)) to prevent transmission of noise and vibration onto adjacent premises.

It is suggested that you may wish to seek advice from the Council's Environmental Services Division, though when you have finalised the details of the system they should be sent to the Planning Division, if possible for the attention of the planner dealing with the planning application. The Council will be concerned that the ventilation system does not have a detrimental impact on the appearance of the building and the area generally. You are advised not to install it prior to Council approval and you should ensure that you have the agreement of any other landowners or tenants onto whose property the system will be attached.

A copy of the technical guidance note can be obtained from the Development Control Section at the Civic Centre. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or e-mail: planning@bromley.gov.uk

**11.7
PENGE AND CATOR**

**(14/01561/OUT) - 213 Kings Hall Road,
Beckenham.**

Description of application - Introduction of access road and erection of 6 dwellings comprising 3 pairs of semidetached houses, parking landscaping OUTLINE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Kathy Bance MBE and Kevin Brooks in objection to the application were received at the meeting. A site visit had taken place on Tuesday 29th July 2014 attended by the Sub-Committee Members and the three Ward Members for Penge and Cator.

Councillor Brooks objected to the application due to the potential increase in traffic along Lennard Road and Kings Hall Road, the potential security risk and privacy to residents, and an increase in flooding. In Councillor Brook's opinion the proposed development was three storey. Councillor Bance had major conservation concerns and referred to the lack of green space in that part of the Borough.

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

1. The proposed development by reason of the restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial standards prevailing in the locality, and the proposal would therefore not be sensitive to the character of the surrounding residential area. Traffic accessing the site will harm the amenities of adjoining residential properties by reason of fumes, noise and disturbance. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

**11.8
BROMLEY COMMON AND
KESTON**

(14/01573/ELUD) - 14 Cheyne Close, Bromley.

Description of application – Use of front and rear garden space, living room and exercise room for teaching martial arts classes CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**11.9
HAYES AND CONEY HALL**

(14/01782/FULL6) - 1 Hartfield Road, West Wickham.

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

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

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

**11.10
CHISLEHURST**

(14/02130/FULL6) - Aleesha, 15 Highfield Road, Chislehurst.

Description of application – Part one/two storey front, side and rear extension and extension to existing garage and roof alterations.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**11.11
PENGE AND CATOR**

(13/03644/FULL1) - 14-16 High Street, Penge.

Description of application – Alterations to shopfront entrance and installation of 4 air conditioning units to side elevation. (PART RETROSPECTIVE).

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.

**11.12
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(14/00658/FULL1) - County Garage, 3
Commonside, Keston.**

Description of application – Demolition of existing detached garage / store and new roof over existing outbuilding with extension to provide a new workshop.

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.

**11.13
BIGGIN HILL**

(14/01194/FULL6) - 28 Sutherland Avenue, Biggin Hill.

Description of application – Timber decking at rear RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION be withdrawn** in relation to the top area of decking subject to this planning application.

**11.14
PETTS WOOD AND KNOLL**

(14/01298/FULL6) - 15 Priory Avenue, Petts Wood.

Description of application – Roof alterations to incorporate rear dormer, two storey front/side and single storey rear extensions.

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

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

**11.15
BICKLEY**

**(14/01391/FULL1) - 246 Southlands Road,
Bromley.**

Description of application – Erection of a two storey with lower ground floor side extension to provide 3 x 2 bedroom flats with refuse storage and parking.

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

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

**11.16
BICKLEY**

(14/01570/PLUD) - 11 Mavelstone Close, Bromley.

Description of application – 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).

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

It was noted that on page 98 of the Chief Planner's report the first paragraph under the heading, 'Location' should be amended to read, "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 12 Mavelstone Close."

It was also noted that on the same page the first paragraph under the heading, 'Comments from Local Residents', should be amended to read, "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, 12 and 12a which can be summarised as follows."

Councillor Smith explained that Permitted Development rights granted by the Government enabled householders to undertake extensions without planning permission, provided the conditions and limitations set out in the General Permitted

Development Order were met. In his opinion the proposed development was large and he offered to mediate in his role as Ward Councillor with the applicant and neighbour to reduce the proposed development to a more acceptable level.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice as to whether or not the proposal is lawful, to seek a reduction in the size of the rear extension and relocation of the extension away from the side boundary with 12 Mavelstone Close, Bromley.

**11.17
PETTS WOOD AND KNOLL**

(14/01600/FULL6) - 18 Oatfield Road, Orpington.

Description of application – Two storey side, first floor extension with dormers to front and rear, two storey front extension and elevational alterations.

RESPECTROSPECTIVE APPLICATION

Comments from Councillor Tony Owen were reported. Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposed extensions, by reason of their overall size and bulk would constitute an over dominant addition to the main dwelling which would be out of character in this locality, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.
2. The proposal does not comply with the Council's requirements for a 1 metre side space to be maintained to the flank boundary in respect to two storey development, in the absence of which the proposal would constitute a cramped form of development, resulting in a retrograde lowering of the standards of the area, and contrary to Policy H9 of the Unitary Development Plan.

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** for the removal of the two storey side, first floor extension with dormers to front and rear, two storey front extension and elevational alterations.

**11.18
BICKLEY**

(14/01887/FULL1) - 102 Nightingale Lane, Bromley.

Description of application - Erection of part subterranean detached 3 bedroom dwelling with associated access road at land at rear of 102 Nightingale Lane.

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

**11.19
PETTS WOOD AND KNOLL**

(14/02031/FULL6) - 3 Melbourne Close, Orpington.

Description of application – First floor side extension.

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

12

SUPPLEMENTARY AGENDA

12.1

(DRR14/073) Planning Appeal at The Porcupine Public House, 24 Mottingham Road, Mottingham.

Members having considered the report, **RESOLVED that the APPEAL BE CONTESTED on GROUNDS 1, 2, 4 and 5 only and NOT on GROUND 3 RELATING TO CRIME PREVENTION.**

12.2

(14/00809/FULL1) Grays Farm Production Village

Description of application – Demolition of the existing buildings and redevelopment to provide a 75 bedroom care home with landscaping and associated car parking.

Oral representations in support of the application were received at the meeting. Comments from CRA20ten Residents' Association were reported and circulated to Members together with a letter from Terry Parkin, Executive Director for Education, Care and Health Services. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration for applicant to provide further information on the loss of employment, to further consider the impact of the proposed development on traffic in Grays Farm Road and the surrounding roads, and for dialogue between Planning Department, Social Services and the Applicant to discuss appropriate provision with regard to the proposed care home.

12.3

(14/00820/OUT) Grays Farm Production Village

(14/00820/OUT) - Grays Farm Production Village, Grays Farm Road, Orpington.

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

Oral representations in support of the application were received at the meeting. Comments from CRA20ten Residents' Association were reported and circulated to Members. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections, and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT for payment in lieu of affordable housing**, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

(The vote for permission was 4:4 and the Chairman made her casting vote and voted for permission.)

The Meeting ended at 9.10 pm

Chairman

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

Application No : 14/01873/FULL1

Ward:
Hayes And Coney Hall

Address : Isard House Glebe House Drive Hayes
Bromley BR2 7BW

OS Grid Ref: E: 540764 N: 166164

Applicant : Croudace Homes

Objections : YES

Description of Development:

Demolition of existing care home and erection of 21 dwellings to provide 2 x one bedroom flats, 10 x two bedroom flats, 6 x three bedroom houses and 3 x four bedroom houses with a total of 36 car parking space, provision for refuse/recycling and cycle parking and associated landscaping

Key designations:

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

Proposal

Planning permission is sought for residential development as follows:

- 21 units in total with 9 three and four bedroom houses and 12 one and two bedroom flats. Two of the houses (plots 8 and 9) will be intermediate affordable housing and six of the flats (plots 16-21) will be social rented affordable housing.
- The semi-detached and detached houses will be located on the western and northern sides of the site backing on to properties in Hayes Wood Avenue with the flats on the eastern side.
- There are a significant number of mature trees and a mature hedge on the eastern and part of the southern sides of the site which will largely remain between the proposed flats and the boundary. This boundary backs on to Hayes Primary School and comprises land designated as Metropolitan Green Belt.
- Vehicular access to the site will be via the existing access which serves the vacant care home from Glebe House Drive. The access will be widened to 4.1m to allow sufficient access for refuse and emergency vehicles.

- A total of 31 car parking spaces will be provided with a least 2 spaces per house and 1 space per flat. The overall ratio is 1.7 parking spaces per unit.
- Provision is also shown for refuse and cycle parking.
- The density of the development is 37 units per hectare/161 habitable rooms per hectare.

Amended plans have been received with alterations to ensure the scheme complies with housing standards in relation to affordable housing and wheelchair access, refuse access and minor alterations to the dimensions of plots 1, 2, 3 and 8.

The applicant has submitted the following documents to support the application; Design and Access Statement, Planning Statement, Transport Statement, Drainage Strategy, Arboricultural Implications Report, Statement of Community Involvement, Affordable Housing Statement, Sustainability and Energy Statement, Lifetime Homes and Wheelchair Statement, Ecological Appraisal, Site Investigation Report and a Bat Scoping Survey.

Location

This 0.57ha site lies in a wholly residential area with Hayes Wood Avenue and Glebe House Drive to the north, west and south, which comprise semi-detached and detached houses. To the east is Hayes Primary School and the playing fields bound the site. The site is currently occupied by buildings previously used as a care home.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows

- over density
- increased traffic movements on Glebe House Drive will add noise and disturbance and pollution and increase vehicle hazards.
- inadequate parking on the site will mean cars will park in Glebe House Drive.
- flats are out of character with the area.
- the design of the houses is out of character with the area.
- the care home should be replaced with another care home.
- local schools are already full.
- noise and disturbance during construction.
- lack of internal pavements makes the development dangerous for residents with poor sight.

Comments from Consultees

The Council's Highways Officer raises no objections.

The Council's Drainage Officer raises no objections.

The Council's Environmental Health Officer raise no objections.

The Environment Agency and Thames Water raise no objections.

The Metropolitan Police Crime Prevention Design Adviser raise no objections.

The Council's Housing Officer raises no objections.

Planning Considerations

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

- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- H9 Side Space
- T2 Assessment of Transport Effects
- T3 Parking
- T7 Cyclists
- BE1 Design of New Developments
- NE7 Development and Trees
- NE9 Hedgerows and Development
- G6 Land adjoining Green Belt
- C1 Community Facilities
- IMP 1 Planning Obligations

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Choice
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 5.1-5.7 Climate Change Mitigation and Renewable Energy
- 5.13 Sustainable Drainage
- 8.2 Planning Obligations

The National Planning Policy Framework 2012 is also relevant.

From an arboricultural point of view no objections are raised subject to relevant conditions.

Planning History

The site is currently occupied by a care home and there is no significant planning history relating to the site.

Conclusions

The main issues to be considered are the acceptability of the principle of development, the impact on the amenities of the occupants of nearby residential properties, the impact on the mature trees and boundary hedge and the impact of vehicles on the local highway network.

1. The acceptability of the principle of development

It is considered that the principle of residential development on this site conforms with the requirements in the Council's UDP and contributes to the housing targets set in the UDP and the London Plan.

The density of development is 37 units per hectare/161 habitable rooms per hectare and this is well within the guidelines set out in Policy H7 of the UDP which seeks 30-50 units/150-200 habitable rooms per hectare.

With regard to the need to meet the requirements of UDP Policies H2 and IMP 1 in respect of planning obligations, the development will provide 38% affordable housing in terms of units, 37% in terms of habitable rooms and 34% in terms of floorspace. Whilst the provision is slightly below the 35% required for floorspace provision it is accepted that the provision meets the requirements in terms of units and habitable rooms and the 1% shortfall in floorspace is acceptable.

The applicant will also provide health and education contributions of £27930 and £112,881 respectively. The legal agreement will also secure compliance with Lifetime Homes, wheelchair accessibility and the London Housing Design Guide.

2. The impact on the amenities of the occupants of nearby residential properties

The properties will be 2 storey houses where they are close to existing houses. The separation distance between the proposed houses and houses Hayes Wood Avenue ranges from 24m to 39m. The exception is plots 16-21 which are located closest to No 36 Glebe House Drive. These flats are 2 storeys with rooms in the roof and the separation between side elevations is 15m. In addition the western and southern boundaries have a substantial tree screen to provide additional privacy, particularly in the summer.

The proposed houses will use a mixture of render and brick materials and tiled roofs to reflect the materials used in the local area and to add a distinctive appearance to this development. In addition the flats have been designed to resemble large houses - the buildings are 2 storey in height with rooms in the room and the front elevations are broken up with set back elements.

Full compliance with policy H9, which normally requires a 1m side space, is achieved between the proposed houses/flats and the nearest external boundary of the site. However there are breaches of the policy between the

proposed houses on plots 1-5 and plot 7 where between no side space and 0.6m to adjacent boundaries is provided. In all instances there is a minimum of 1.2m between adjacent flank walls.

The applicant advises that they consider that the policy requires a 1m side space between the proposed buildings and the external site boundary and it is not intended to be applied to the separation distances between proposed buildings within the site. On this basis the applicant considers that the proposed scheme meets the requirements of Policy H9.

On balance, Members may consider that the separation distances that are proposed are acceptable, in this particular situation, given the considerable separation distances between these properties, the adjacent houses in Hayes Wood Avenue and the significant amount of the site that cannot be developed as a result to the tree coverage along the eastern boundary, which has required a slightly more compact development on the remainder of the site.

In summary It is considered that there will be some impact from the development on the occupants of neighbouring properties but that this has been kept to a minimum by the design of the flats to look like large houses, the reasonable height of the buildings, the use of materials to reflect local materials and to also create a distinctive character to the development, the separation distances to the neighbouring properties and the well screened boundaries.

3. The impact on the mature trees and boundary hedge

There is a belt of substantial trees and a mature mixed species hedge along the eastern boundary of this site. There is also a significant group of trees along the southern boundary.

The Arboricultural Implications Report identifies 9 trees for removal because they are within or close to the footprint of proposed buildings. None of these trees are Category A trees, 5 are Category B and 4 are Category C. The report goes on to advise that the trees to be felled are all within the belt of trees on the eastern and southern boundaries. As the majority of the belt will remain (a total of 53 trees make up the 'belt'), the visual amenity provided by the 'belt' will continue.

During pre-application discussions significant attention was given to securing the short, medium and long term future of the trees on the site. The scheme has been carefully designed with flats with communal gardens on the eastern side of the site to maximise the retention of the tree belt for the future. This will also help to minimise post development pressure for the removal of trees.

The mature boundary hedge is also shown to be retained and will be protected with a chain link fence between the boundary and the communal gardens.

The landscaping plans show additional tree planting along the access road to provide further trees in this part of the site.

It is considered that the impact of the proposed development is acceptable in principle. Conditions have been recommended to protect trees on the site and on the eastern boundary during construction and to minimise post construction pressure to remove any further trees on the site.

A provisional Woodland Tree Preservation Order was made in January 2014, protecting all species within the curtilage of the site. The order is now currently being evaluated in view of permanently protecting individual and groups of trees.

4. The impact of vehicles on the local highway network

With regard to car parking for residents 2 spaces are provided for each house and 1 space for each flat with 2 visitors parking spaces. This meets that the standards set out in the Unitary Development Plan and the London Plan.

The applicant has submitted a Transport Statement which indicates that the number of vehicle movements associated with the proposed development is unlikely to be greater than those associated with the previous care home use. In this respect it is unlikely that the traffic generated by this development will have a significant impact on the local highway network.

The only access to the site is from Glebe House Drive and the full width of the access measures 4.1m. Beyond the access point the road width increases to 4.8m which is the normal road width. The Highways Officer has advised that while the width of the access point is less than normally expected, providing there is good visibility to and from the development at this point it is acceptable. A condition restricting any obstruction over 1m in height within 3m of the access point has been recommended to ensure good visibility is provided and maintained in the future.

Having regard to the above it is considered that the principle of development of the site for housing is acceptable and that the development complies with requirements for the provision of affordable and accessible housing. The development will have some impact on the amenities of the occupants of nearby properties but it is considered that this is acceptable. The scheme has been designed to retain the maximum number of important trees and hedges on the site. The access and parking arrangements are considered to be satisfactory.

On this basis, permission is recommended subject to relevant conditions and the signing of a S106 legal agreement.

as amended by documents received on 25.07.2014 15.08.2014

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT relating to affordable housing, health and education

and the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA06 Size and type of trees
ACA06R Reason A06
- 4 ACA08 Boundary enclosures - implementation
ACA08R Reason A08
- 5 No development or demolition shall commence until an arboricultural method statement and tree protection plan describing in detail construction methods relating to foundations and hardstanding is submitted to and approved in writing by the Local Planning Authority. The details shall include an appropriately scaled survey plan showing the positions of trees affected by the proposed development, construction details including cross sectional drawings describing the depth and width of footings where they fall within the root protection areas and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012. A schedule of pre-construction tree works shall also be included, detailing works relating to the pruning of branches in order to allow the erection of the proposed buildings in accordance with British Standard BS: 3998:2010. Protective fencing and ground protection shall remain in place during the entire course of the demolition and construction phase and shall not be removed unless with the prior written consent of the Local Planning Authority.

Reason: To ensure, where applicable, compliance with BP12 of the Core Planning Strategy and DM1 of the Site Development Policies, which seek to retain and replace trees; and which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping.

- 6 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 7 ACC07 Materials as set out in application
ACC07R Reason C07
- 8 The development permitted by this planning permission 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.

- 9 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 10 ACH08 Details of turning area

- ACH08R Reason H08
- 11 ACH16 Hardstanding for wash-down facilities
- ACH16R Reason H16
- 12 ACH19 Refuse storage - implementation
- ACH19R Reason H19
- 13 ACH22 Bicycle Parking
- ACH22R Reason H22
- 14 ACH23 Lighting scheme for access/parking
- ACH23R Reason H23
- 15 ACH26 Repair to damaged roads
- ACH26R Reason H26
- 16 ACH29 Construction Management Plan
- ACH29R Reason H29
- 17 ACH32 Highway Drainage
- ADH32R Reason H32
- 18 No loose materials shall be used for surfacing parking and turning areas hereby permitted.

Reason: In the interests of pedestrian and vehicle safety and to retain the conditions of these areas in the long term and to accord with Policy BE1 of the Unitary Development Plan.

- 19 Any wall, fence, hedge or other landscaping or type of enclosure erected within 3m of the vehicle access point to the site shall not exceed 1m in height, and this shall be permanently retained.

- ACH09R Reason H09
- 20 ACI02 Rest of "pd" Rights - Class A, B,C and E
- ACI03R Reason I03
- 21 ACK01 Compliance with submitted plan
- ACK05R K05 reason
- 22 ACK09 Soil survey - contaminated land
- ACK09R K09 reason

- 23 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, 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 comply with Policy 5.13 of the London Plan 2011.

- 24 No wall, fence or hedge within 3m of the entrance of the development shall exceed 1m in height and these means of enclosure shall be permanently retained as.

- ACH09R Reason H09

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail:

address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

- 2 You should seek the advice of the Trees and Woodland Team at the Civic Centre on 020 8313 4471 or e-mail: trees@bromley.gov.uk regarding removal and replacement of the street tree affected by the access.
- 3 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 4 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 5 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

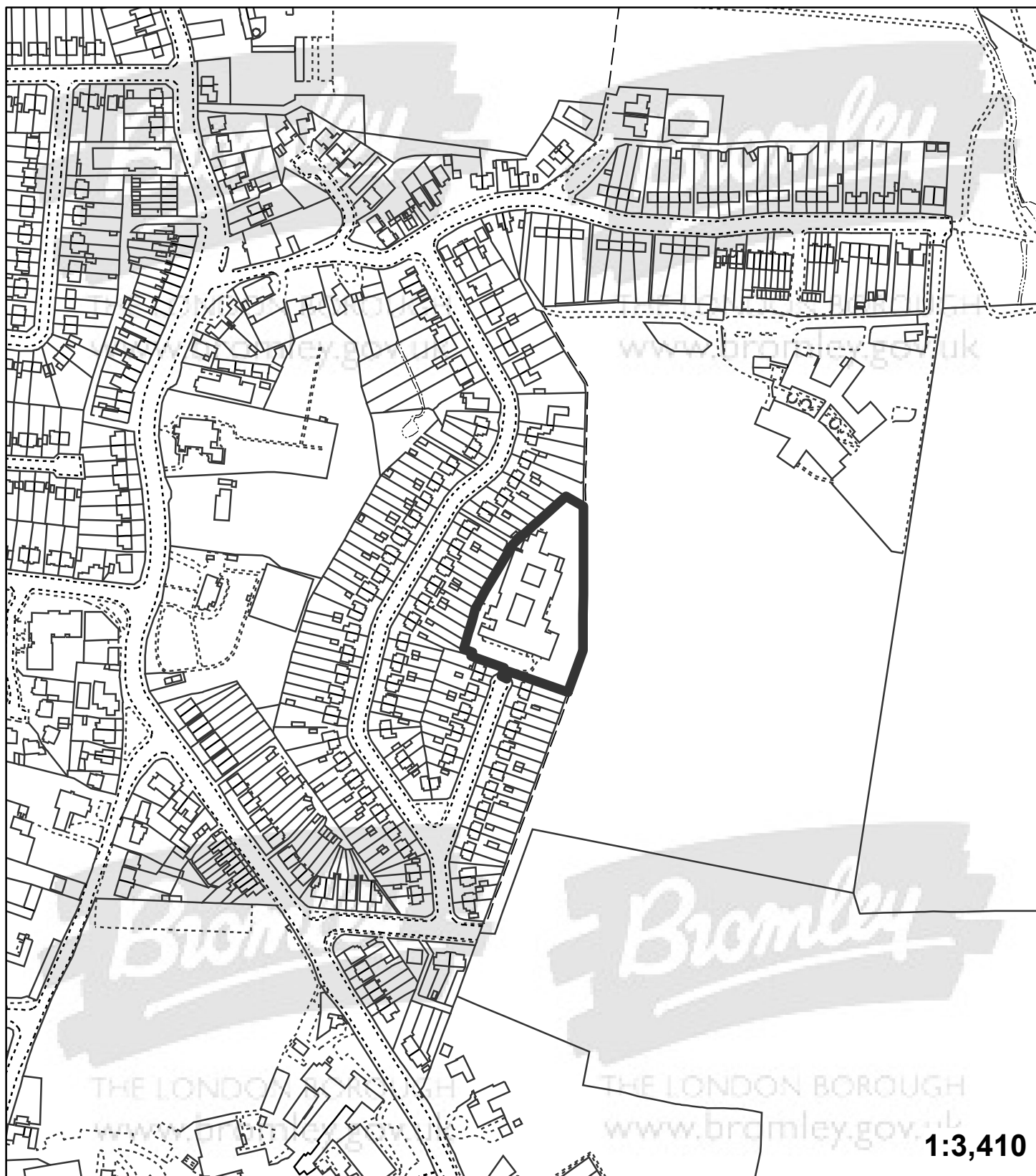
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:14/01873/FULL1

Address: Isard House Glebe House Drive Hayes Bromley BR2 7BW

Proposal: Demolition of existing care home and erection of 21 dwellings to provide 2 x one bedroom flats, 10 x two bedroom flats, 6 x three bedroom houses and 3 x four bedroom houses with a total of 36 car parking space, provision for refuse/recycling and cycle parking and associated



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

Application No : 14/02066/FULL1

**Ward:
Bromley Town**

Address : 7 Hayes Lane Hayes Bromley BR2 9EA

OS Grid Ref: E: 540971 N: 168100

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

2.59m high (max) fencing and gates to either side of No 7 and 9 Hayes Lane to provide footpath for access to playing field beyond

Key designations:

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

Proposal

A 2.59m high close boarded fence is proposed to both sides of the flank boundary at Nos. 7 and 9 Hayes Road. There would be lockable gates at either end of the access. The gates fronting Hayes Road would be set back some 3.86m from the pavement edge. The purpose of the proposal is to provide an additional access to the playing field to the rear of The Kingswood Centre. The land itself between Nos. 7 and 9 is owned by the Council.

Location

The site is located at the eastern end of Hayes Lane close to the junction with Masons Hill. Hayes Lane (B265) is a Local Distributor Road and the section of the road adjacent to the site is residential in character. Nos. 7 and 9 are detached single dwellings both of which back onto the playing fields in this location.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from a nearby resident querying the purpose for the application proposal.

Comments from Consultees

Highways -the gate is set back from the highway/public footpath by 3.86 metres. The fencing from the highway/public footpath up to the gate is at a height of 1 meter in order to not impede visibility splays. No objection are therefore raised to the proposal.

Planning Considerations

BE1 Design of New Development
T18 Road Safety

Conclusions

The proposed gate fronting Hayes Road would be set back from the public footpath by 3.86m and will be up to a height of 1m up until this point, rising to a height of 2.6m beyond this point. By stepping the height of the fence in this way the proposal not only allows for visibility splays to be maintained. In addition it also ensures that the height of the fencing does not stand out as a discordant feature within the street scene. In doing so it is considered that the proposal is compliant with Policies BE1 and T18 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02066, excluding exempt information.

as amended by documents received on 05.08.2014

RECOMMENDATION: PERMISSION

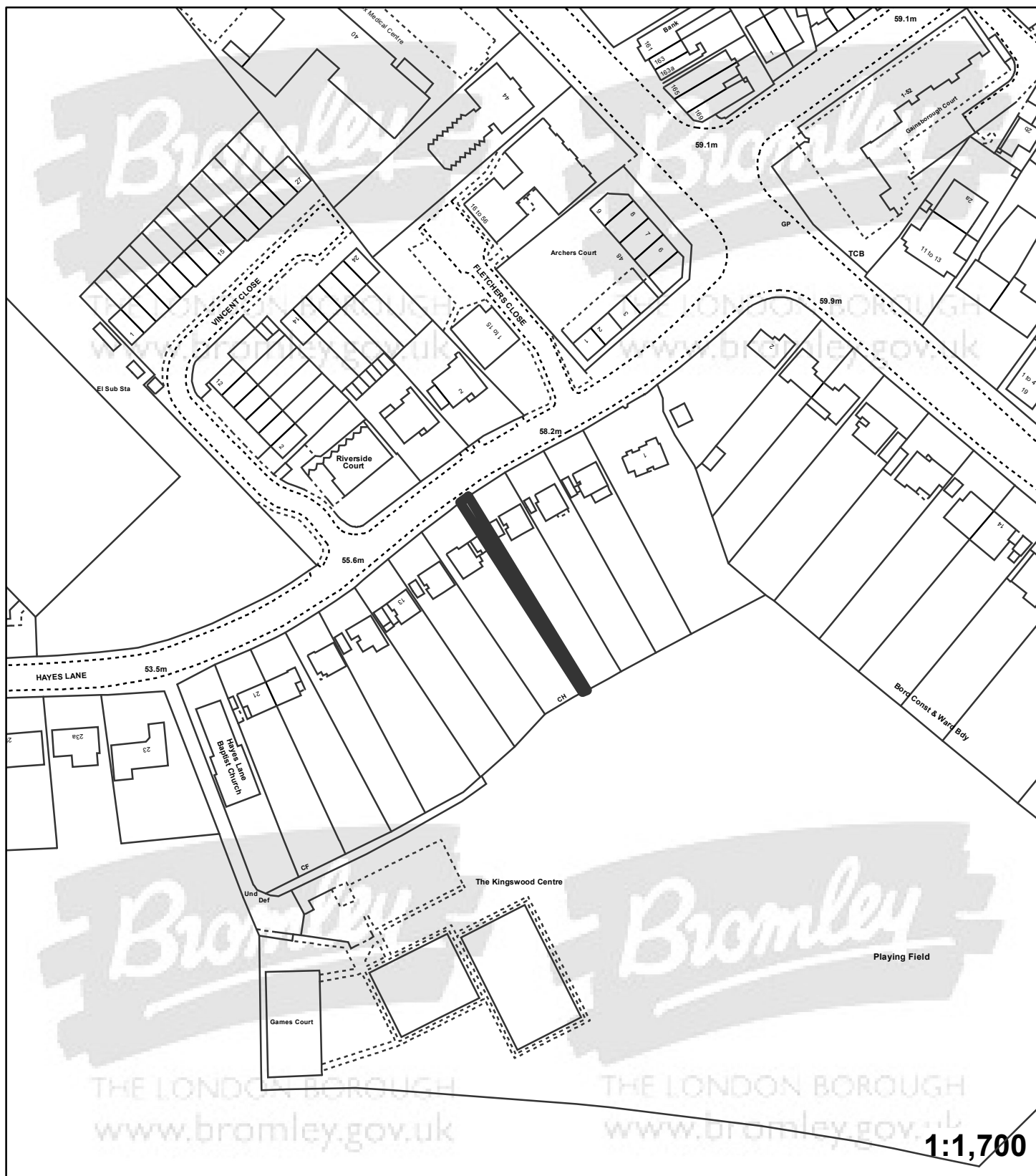
Subject to the following conditions:

- | | | | | |
|---|--------|---------------------------------------|--------------------|----|
| 1 | ACH12 | Vis. splays (vehicular access) (2 in) | 3.3m x 2.4m x 3.3m | 1m |
| | ACH12R | Reason H12 | | |

Application:14/02066/FULL1

Address: 7 Hayes Lane Hayes Bromley BR2 9EA

Proposal: 2.59m high (max) fencing and gates to either side of No 7 and 9 Hayes Lane to provide footpath for access to playing field beyond



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

Application No : 14/02204/ADV

Ward:
Chislehurst

Address : Land Fronting 95 - 113 High Street
Chislehurst

OS Grid Ref: E: 543723 N: 170993

Applicant : Mrs C Curr

Objections : NO

Description of Development:

8 non-illuminated lamp column banner signs and one cross-street non illuminated banner sign

RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
Local Cycle Network
Green Belt
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
London Distributor Roads
London Distributor Roads
London Distributor Roads
Retail Shopping Frontage Chislehurst
Sites of Interest for Nat. Conservation

Proposal

The proposal includes 8 small banner signs attached to existing lamp-posts positioned at various sites along the High Street. The signs have a height of 2.0m and a width of 0.75m.

The proposed cross-street sign has a length of 7.0m and a height of 1.0m and is sited to cross the High Street at a high level.

Location

The site is located within the High Street and forms part of the Chislehurst Conservation Area.

Comments from Local Residents

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

APCA did not inspect the application.

No technical highways objections are raised.

The Street Trees Officer has not commented on the application.

Planning Considerations

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

BE11 Conservation Areas
BE21 Control of Advertisements and Signs
T18 Road Safety

The Supplementary Planning Guidance for the Chislehurst Conservation Area is also a consideration.

From a heritage and urban design point of view, objections are raised to the cross-street sign as this would harm the visual amenities of the Conservation area. The banner signs are considered to be a common type of sign in Town Centre locations.

Conclusions

The main issues in this case are whether the signs have a harmful impact on the visual amenities of the Chislehurst Conservation Area and whether they impact on pedestrian and vehicular safety.

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

The Supplementary Planning Guidance for the Chislehurst Conservation Area states:

4.48 It is Council policy that advertisements and signs should have regard to the character of the surrounding area and kept in scale, form and character with the building upon which they are placed. Advertisements and signs in residential areas and in the Green Belt will normally be resisted. (UDP Policies E.12 and E.13)

4.50 In commercial nodes (such as High Street, Royal Parade and some other small pockets) some signage and advertising is necessary to identify businesses and services provided. These must be respectful of the significance of the conservation area's character and appearance, and relate to the scale and style of the building and its surroundings. A sign, which is carefully designed and located to respond to the facade of commercial premises, can be compatible with it in a manner, which utilises surrounding parts of the facade to enhance its message. Recognising Chislehurst's close relationship with its commons, care must be exercised to ensure that signage does not impact inappropriately upon areas beyond commercial nodes, particularly open spaces.'

The banner signs are not considered to be excessive in size and are sited a suitable distance apart to prevent a sense of proliferation. The cross-street sign, however, is not modest and is not considered to respect the special character of this part of the Conservation Area. The High Street is an important part of the Conservation Area and it is considered that the siting and scale of the signage is unsympathetic and is not conducive to sensitive advertisement within this area.

Having had regard to the above it was 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 visual amenities of the Conservation Area.

RECOMMENDATION: SPLIT DECISION

ADVERTISEMENT CONSENT GRANTED for 8 non-illuminated lamp column banner signs

subject to the following conditions:

- | | | |
|---|--------|------------------------|
| 6 | ACF01 | Standard 5 year period |
| | ACF01R | Reason F01 |

ADVERTISEMENT CONSENT REFUSED for one cross-street non illuminated banner sign

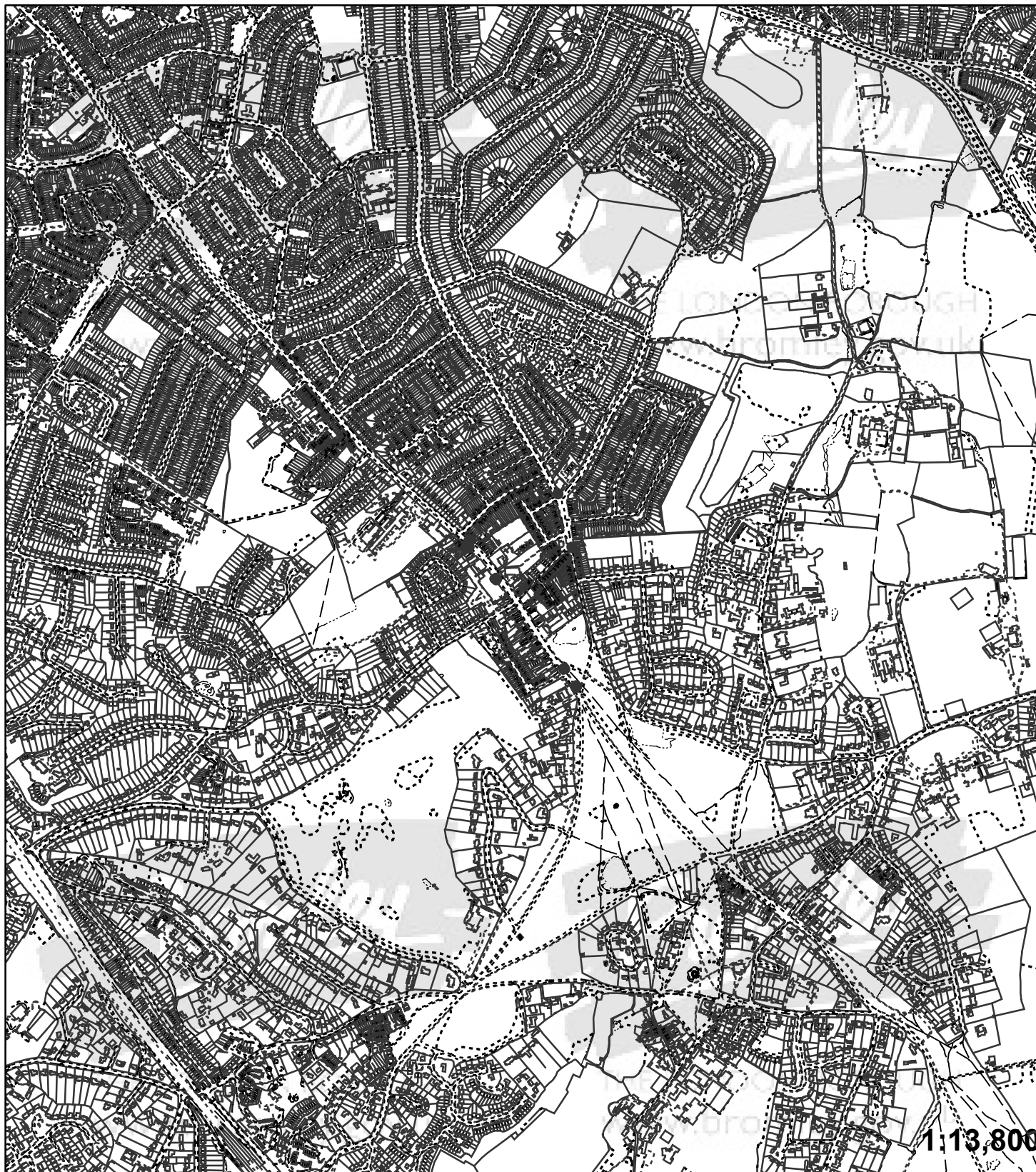
subject to the following grounds:

- 1 The signage, by reason of its design, siting and excessive size, has a harmful impact on the visual amenities of this part of the Chislehurst Conservation Area, contrary to Policies BE11 and BE21 of the Unitary Development Plan and the Supplementary Planning Guidance for the Conservation Area.

Application: 14/02204/ADV

Address: Land Fronting 95 - 113 High Street Chislehurst

Proposal: 8 non-illuminated lamp column banner signs
RETROSPECTIVE APPLICATION



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

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

Application No : 14/02313/MATAMD

Ward:
Cray Valley West

Address : Riverside School Main Road St Pauls
Cray Orpington BR5 3HS

OS Grid Ref: E: 547193 N: 169402

Applicant : Mrs S Crane

Objections : NO

Description of Development:

Minor Material Amendment to application ref. 13/01744 - Erection of part 3m / part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
Gas HP Zones Gas HP Zones:
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Urban Open Space

Proposal

In August 2013 (ref. 13/01744) planning permission was granted for a new access road and vehicle turning area on the southern side of this school, which specialises in the provision of education for children with Autism Spectrum Disorder, to provide dedicated safe and secure vehicle access for pupils and associated landscaping. The access and turning area have been provided and fencing erected in accordance with the permission.

Permission is currently sought to relocate the existing 3m high fencing to the perimeter of the site and relocate the existing 3m high gates further eastwards. This would provide an increased secure area and enable the school to provide more amenity space for pupils.

Location

Riverside School is located on the western side of Main Road and backs on to residential properties in Main Road. There is a public park to the south and commercial properties to the north and east. The site lies within designated Urban Open Space.

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Comments from Consultees

The Council's Parks and Greenspaces Officer raises no objection.

The Council's Education Officer supports the proposal.

Planning Considerations

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

- BE1 Design of New Development
- G8 Urban Open Space
- C7 Education and Pre School Facilities

A consultation on draft Local Plan policies was undertaken early in 2014 and will be a material consideration. The weight attached to the draft policies increases as the Local Plan process advances

In strategic terms the most relevant London Plan policies are:

3.18 Education Facilities

Draft Alterations to the London Plan have been published and consultation undertaken. An Examination in Public is scheduled to commence in September 2014

The National Planning Policy Framework 2012 is also relevant.

Planning History

The site has been the subject of numerous previous applications the most relevant of which is

13/01744 - 2 lean to canopies with railings and 1 access ramp to the rear of the school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting granted on August 13th 2013.

Conclusions

The main issues to be considered are the visual impact on the adjoining park.

At present there is a 3m high boundary fence enclosing the school's multi use games area with a 1.2m high boundary fence that extends to Main Road.

An internal 3m high fence currently runs along the northern side of the internal access road. The proposal is to move this fence to the perimeter of the site for part of the remainder of the boundary with a lower 1.2m boundary fence finishing the boundary treatment to Main Road. The existing 3m high gates will be pulled closer to Main Road and will provide a larger secure and safe area within the school boundary.

As a result the higher fence will be more visible from the adjacent park but it is considered that the impact on the appearance of the area will not be so significant as to cause any undue harm.

The amended layout will ensure that maintenance access is maintained to the adjacent park.

Having regard to the above it is considered that the benefit of providing additional outdoor space on this cramped site is considerable and the impact on the visual amenity is not significant and, as such, permission is recommended.

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

Subject to the following conditions:

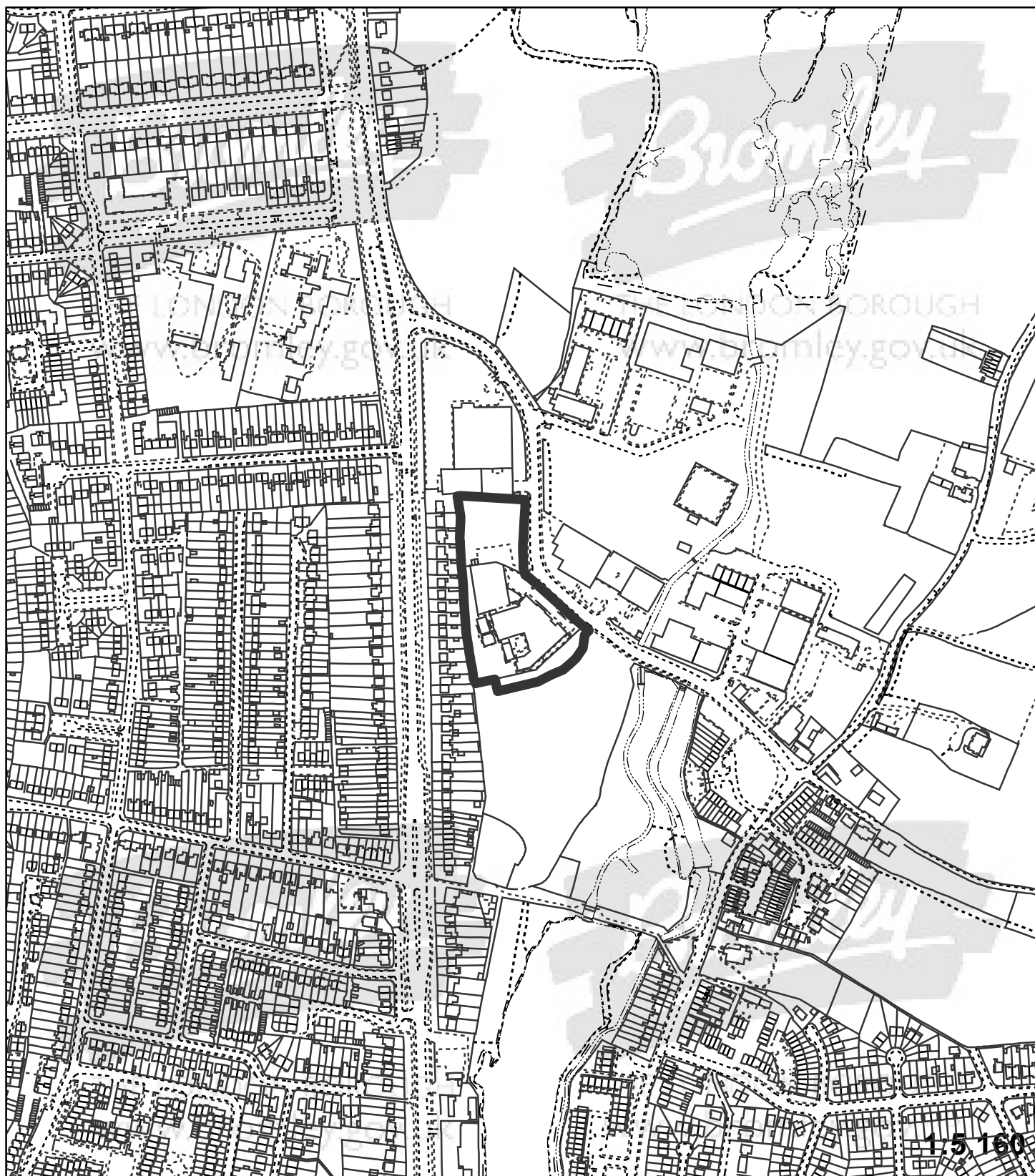
- 1 The development to which this permission relates must be begun not later than 13th August 2016.
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACC07 Materials as set out in application
ACC07R Reason C07
- 4 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 5 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 6 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 7 Details of the proposed surface water infiltration and sub base storage below the new access road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

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

Application:14/02313/MATAMD

Address: Riverside School Main Road St Pauls Cray Orpington BR5 3HS

Proposal: Minor Material Amendment to application ref. 13/01744 - Erection of part 3m / part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates



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

Application No : 14/02875/ADV

Ward:
Penge And Cator

Address : 46 Green Lane Penge London SE20 7JX

OS Grid Ref: E: 535626 N: 170124

Applicant : Mr S Goodburn

Objections : NO

Description of Development:

Internally illuminated fascia sign

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency
Secondary Shopping Frontage

Proposal

This application proposes an internally illuminated fascia sign 1.32m high 2.32m wide and 0.010m deep. The 'light box' type sign will have lettering in translucent white plastics material to allow low level LED light to filter through. The sign is to be displayed in connection with the change of use of the site to a public library.

Location

The site is the ground floor of No. 46 which is located on the south side of Green Lane, within Penge High Street town centre. It is located in secondary shopping frontage, close to the junction with the High Street. Access to the unit is from Green Lane and also from the rear of the site with access from Cottingham Road, which is a primarily residential street of terraced housing. The Old Police Station is located opposite the site and is a Locally Listed Building.

Comments from Local Residents

Revised plans were received on 9th September and nearby owners/occupiers were re-notified of the amendments. Whilst no representations were received in response to the original notification any neighbour comments in response to the revisions will be reported verbally to Committee.

Comments from Consultees

No objections were raised from a Highways point of view; any comment in respect of revised plans will be reported verbally.

Planning Considerations

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

BE1 Design of New Development
BE21 Control of Advertisements and Signs
T18 Road Safety

All other material considerations shall also be taken into account.

Planning History

There is a substantial planning history relating the site but the most relevant is planning permission ref. 13/04129 for the Change of Use from Class A1 (retail) to Library with replacement shopfront, lattice style shutters, elevational alterations at rear, air conditioning units at rear and fencing to service yard.

Conclusions

The main issues in this case are whether the sign is in keeping with the appearance of the surrounding area and whether it respects the amenities of neighbouring properties. A further consideration is the impact on pedestrian and vehicular safety.

The site is in a Secondary Shopfront location. Given the relationship to adjoining units the proposed signage is considered to be of sympathetic design, which would complement the existing building and preserve the character of the area. It is not considered that the low powered (5w) LEDS illuminance is likely to result in any undue impact on neighbouring amenity, the street scene or highway safety but this view is subject to further consideration pending additional consultation responses.

Given the above, and subject to additional consultation responses it is considered that consent for the proposed sign be granted.

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 09.09.2014

RECOMMENDATION: ADVERTISEMENT CONSENT GRANTED

subject to the following conditions:

6 ACF01 Standard 5 year period
 ACF01R Reason F01

7 The advertisement sign hereby granted consent shall be illuminated in conjunction with the hours of opening of the library to which the sign relates.

Reason: In order to comply with Policy BE21 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.

8 ACK01 Compliance with submitted plan
 ACC01R Reason C01

Application: 14/02875/ADV

Address: 46 Green Lane Penge London SE20 7JX

Proposal: Internally illuminated fascia sign



"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 : 14/00706/FULL6

Ward:
Bickley

Address : 14 Mavelstone Close Bromley BR1 2PJ

OS Grid Ref: E: 542143 N: 169978

Applicant : Mr And Mrs Stevenson

Objections : YES

Description of Development:

Increase of roof ridge incorporating front and rear dormers, extension to existing front porch, conversion of existing garage into habitable room and detached garage at rear with vehicular access

Key designations:

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

Proposal

The proposal is for the conversion of the existing internal garage to form a new study room, together with the erection of 2 front dormers and 1 rear dormer including the installation of one front and one side rooflight. The proposals would also extend the existing front porch located to the main front north-west elevation of the building.

The application property is a large detached two storey dwelling located on a corner plot at the point where Mavelstone Close bends round to the east. It was noted during the site visit that many of the properties within Mavelstone Close have existing front dormer windows. The roof alterations would involve the raising of the main ridgeline by approximately 0.6m and the installation of two front and one rear dormers. The front and side rooflights would each measure 0.8 metres x 0.9 metres.

The two front dormers would have a width of 2.15 metres, a depth of 2 metres, an eaves height of 1.3 metres and a ridge height of 2.2 metres.

The rear dormer would have a maximum width of 7.3 metres, a depth of 3.15 metres, an eaves height of 1.9 metres and a ridge height of 2.8 metres. In addition as stated above the main front porch of the property would be extended by 1.2 metres in depth.

Members should note that the original proposals also included the erection of a single storey garage building with attic level located adjacent to the rear boundary of the application site. The garage building included two dormer windows at roof level and two internal parking bays and a shower room and W/C at ground floor level. This garage building has now been removed from the proposals within this application.

Location

The application site is a large two storey single family dwelling with a large front and rear garden. The property features a brick paved driveway which provides an area of informal parking to the front of the application site. The surrounding area is typified by large detached houses of varied architectural period and design. Many of the surrounding properties have recessed garages set within their respective main front elevations. The application site is located within Bickley ward and surrounding area is predominantly residential in nature.

The application site is not located within a designated conservation area and is not a listed building. There is an area to the rear of the application site and within the redline site boundary which is subject to a tree preservation order.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and eight letters of objection were received in response.

The main issues raised within the objections related to the loss of trees, erection of a garage and new crossover located to the rear of the application site. The garage building has been removed from the proposals and amended drawings have been received which reflect this.

The remaining issues within the objections are summarised below:

- the proposals would result in overdevelopment of the application site.
- the dormer windows would have an impact on the outlook and privacy and increase overlooking of the surrounding properties.
- the design of the roof additions would not enhance or complement the existing house.
- construction work should not take place on Sundays or on Bank Holidays.

Comments from Consultees

The Councils Transport and Highways officer commented on the application and has raised no objection to the loss of the garage.

The Councils Arboricultural Officer commented on the application and raised no objection to the application.

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

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

Planning History

Ref: 01/00936/FULL1 - Two storey side and single storey front and rear extensions. Application Permitted on the 16.05.2001

Ref: 10/02016/FULL6 - Single storey rear extension. Application permitted on the 28.09.2010

It is noted that front dormers were permitted at No. 9 Mavelstone Close under application ref. 98/01167. This application approved the replacement of a flat roof with a pitched roof to each of the front dormers of that property. Nevertheless, application ref. 04/03795 at No. 17 Mavelstone Close was refused for the erection of a front dormer extension. However a recent application, ref. 10/02977, which refused the demolition of a bungalow and erection of a replacement 5 bedroom detached house which included a front dormer was allowed at appeal ref. APP/G5180/A/11/2149644.

Conclusions

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

It was noted during the site visit that Nos. 4, 9, 11 and 18 Mavelstone Close have existing front dormers. It is considered that the proposed roof extensions would still retain a roof form in keeping with the main building; and would respect the scale and proportion of the main dwelling. Overall the roof alterations and extensions together with the proposed front and side rooflights would constitute subordinate extensions to the main building and would be in keeping with the setting of the surrounding area which is predominately made up of well-proportioned detached properties. As such it is not considered that the scale of the proposals would harm the character of the property or dominate the existing building or streetscape.

With regard to the other elements of the proposals of which include the extension of the existing front porch by 1.2 metres and the creation of the internal garage into a habitable room. The existing porch would be extended in depth and would retain a design similar to the existing porch. In addition, the existing garage doors would be replaced with five windows similar to the design of the existing windows on the front elevation. Given the site context of which the application site comprises a large corner plot with a large front garden. The alterations would set back from the

front streetscene and would not be considered to result in a detrimental impact on the architectural integrity of the host building or on the surrounding properties. In addition the dwelling would retain its uniformity in respect of fenestration and materials. The extension to the front porch and infill area beneath the window which would replace the garage doors would be finished in materials to match the existing dwelling.

In terms of amenity the proposed rooflights due to the siting and angle on the roofslope, in addition to the separation distance would not have a detrimental impact on the amenity of neighbouring properties. In addition the proposed fenestration to the front and rear dormers would be located at an acceptable separation distance from the surrounding properties and it is important to note that the opportunity to overlook the surrounding properties already exists from the existing first floor windows of the property.

The proposed roof alterations and extensions would be located above eaves level of the main building and the extension to the front porch would be located at an acceptable separation distance from the nearest residential properties. Therefore it is considered that the proposals would not impact upon the sunlight/daylight or create a loss of outlook or sense of enclosure to the occupiers of these properties.

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 detrimental impact upon the host building or on the surrounding residential properties and wider streetscene.

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 29.07.2014

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 |
| | ACC01R | Reason C01 |

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SECTION '2' – Applications meriting special consideration

Application No : 14/01312/FULL3

Ward:
Chislehurst

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

OS Grid Ref: E: 543441 N: 171240

Applicant : Johnsons Real Estate

Objections : YES

Description of Development:

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

Key designations:

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

Proposal

The proposal comprises of a three storey side and rear extension which will extend beyond the NW and SW of the existing building. At the side, the extension will project 5.6m in width, and at the rear it will extend up to 7.5m beyond the rear elevation of the existing building at first floor level. The existing roof will be enlarged and altered to accommodate four flats at second floor level. In all, a total of eight flats will be provided at first and second floor level (6 x two-beds and 2 x one-bed). Access to the proposed flats will be via a lobby situated within the ground floor of the proposed side extension which will front White Horse Hill. The existing first floor area comprises of a flat which might have been used in connection with the historic pub use of the site. This area will be incorporated within the proposed development.

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

A total of 18 off-street parking spaces are included as part of this proposal, the majority of which will be situated within an existing car park to the south-east of the site (which was formerly designated for pub patrons). In addition, a service bay, three parking spaces, a bin store, and cycle store for six bicycles are proposed at the rear of the extended building. Of the 18 car parking spaces, six are designated for the proposed flats.

The application is accompanied by a Planning Survey, Parking Stress Survey Report, Tree Survey, and details listing the recent history of the premises.

Location

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

Comments from Local Residents

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

- inadequate on-street parking provision in the area
- area suffers from considerable parking congestion
- lack of parking provision within the development will accentuate parking problems
- parking stress survey is inadequate
- unable to make an informed decision without knowing proposed use of the ground floor
- use of public house car park and garden area unclear
- overlooking from new windows
- inadequate car and cycle parking
- proposal does not adhere to side space policy

Following submission of revised plans (incorporating off-street parking) additional representations were received from the Chislehurst Society which can be summarised as follows:

- discrepancies regarding site curtilage and description of the proposal
- use of ground floor remains unclear
- how will use of designated parking space be ensured and protected?
- proposed car parking provision is inadequate
- use of current garden area is unclear
- there should be provision for at least 16 bicycles, rather than nine

Comments from Consultees

No technical Highways objections have been raised (subject to conditions), following the submission of revised plans that incorporate off-street parking.

No objection has been raised by Transport for London. It considers that sufficient cycle parking has been provided on site.

No objection has been raised by the Tree Officer, subject to conditions relating to an arboricultural method statement and a landscape scheme.

No objection has been raised by Thames Water.

Environmental Health (Housing) comments have been noted and passed on to the Agent.

The Environmental Health Officer (Pollution) has advised that, since the future use of the ground floor is uncertain, that a condition be imposed requiring a high standard of sound insulation between the ground and first floors.

Planning Considerations

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

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

Planning History

There is no significant planning history concerning this application.

Conclusions

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

Turning to the design of the proposed extensions, these are considered to be sympathetic in regard to the host building and will maintain broadly similar proportions and elevations. However, there are concerns regarding the design: these relate to the relationship to the neighbouring block to the north (No 5 White

Horse Hill which forms part of a local parade of four units), which contains a shop unit at ground floor level and what appear to be maisonettes at first and second floor levels which contain rear-facing windows. There are two specific concerns: firstly, the proximity of the extended building to No 5 which will maintain a minimum separation of approximately 0.3m to the neighbouring building. In comparison to the existing arrangement, where a single storey structure occupies much of the gap between the two buildings, it is considered that the three storey extension will appear excessively cramped and will erode much of the open aspect that currently exists between the buildings and that this, in turn, will undermine local spatial standards and character.

With regard to neighbouring amenity, objections are raised on the basis that the depth of the three storey rear projection is excessive in regard to the rear elevation of No 5 which contains rear-facing windows at first and second floor levels. Given the depth of projection, which will extend some 7.5m beyond the existing first floor rear elevation, and proximity between the buildings it is considered that the extension will appear visually oppressive and lead to a loss of outlook.

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

Finally, on the issue of parking, Members will be aware that off-street parking provision has been included as part of the revised plan submitted to the Council on 17.7.14. From a Highways perspective, the level of off-street parking is considered acceptable, should the site be used for residential and retail purposes, as advised by the Agent.

Taking the above points into account, this proposal is considered unacceptable due to its impact on local character and neighbouring amenity.

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

as amended by documents received on 17.07.2014

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

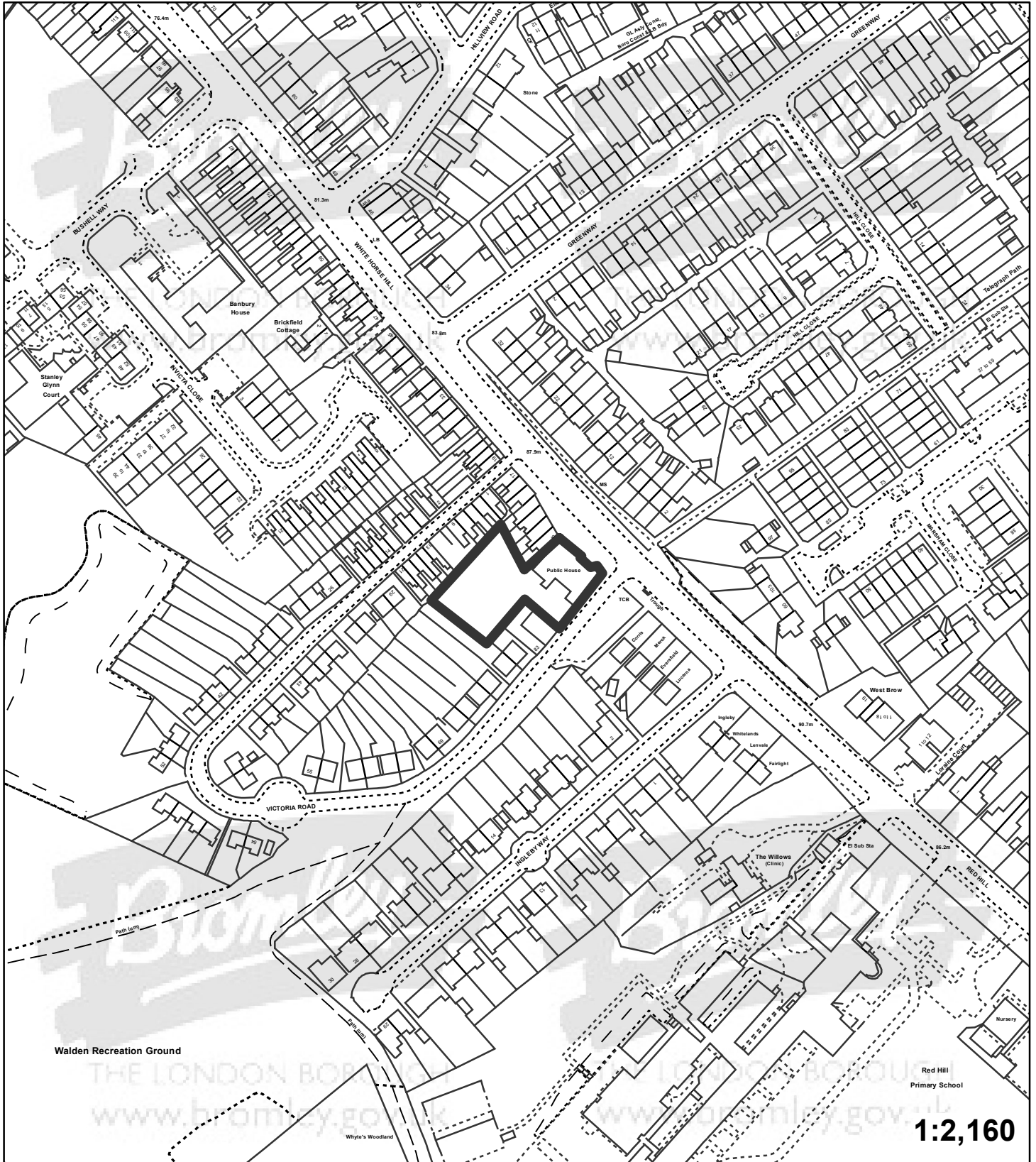
- 1 The proposed side extension, by reason of its limited separation to the adjacent building at No 5, would constitute a cramped form of development, out of character with the streetscene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies BE1 and H9 of the Unitary Development Plan.

- 2 The depth of projection proposed is excessive and the development would therefore seriously prejudice the amenities of the occupiers of the adjoining property at No 5, by reason of loss of outlook and visual impact, contrary to Policy BE1 of the Unitary Development Plan.

Application:14/01312/FULL3

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

Proposal: Three storey side and rear extension, second floor extension and alteration and enlargement of existing roof incorporating side and rear dormers and conversion of first and second floors from office and residential use to eight flats (comprising six 2-bedroom and two 1-bedroom



"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 : 14/02446/FULL6

Ward:
Chelsfield And Pratts
Bottom

Address : 28 Warren Road Orpington BR6 6HY

OS Grid Ref: E: 545807 N: 164347

Applicant : Mr Tom Devine

Objections : YES

Description of Development:

Addition of first floor to form 2 storey house and part one/two storey rear extension and porch canopy

Key designations:

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

Proposal

The proposal seeks enlargement of the existing detached bungalow to form a two-storey house. The extension will project by approximately 5.7m rearward beyond the existing ground floor, whilst a new first floor will be added above the eastern side of the ground floor extension, and maintain a separation of approximately 7.2m to the western boundary (adjoining No 26A). The existing protrusion along the eastern flank wall will be straightened. The overall extension will maintain a separation of 2.0m in respect of the western boundary adjoining No 26A, and 1.4m along the eastern boundary (adjoining No 30).

The existing maximum ridge height would be raised from 6.3m to a maximum of 8.5m (this figure allowing for the sloping nature of the site).

Location

The dwelling is situated along the southern side of Warren Road. The neighbouring house to the east, No 30, forms one half of a pair of two storey semis, whilst the dwelling to the west, No 26A, comprises a chalet-style dwelling which contains three flank roof dormers which face the application site.

The site is characterised by its sloping elevations which drops down from south to north and east to west. This means that the footprint of the existing dwelling is

elevated relative to the public highway along Warren Road and the properties to the west.

Comments from Local Residents

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

- overbearing
- loss of light
- loss of aspect and outlook
- impact on streetscene
- excessive scale is out of local character
- excessive footprint and height
- adverse precedent for overdevelopment
- proposal will deprive area of a much-needed bungalow
- development will have an adverse impact on highway safety
- pedestrian safety would be paramount if building works occur
- overdevelopment
- drawings do not accurately reflect distances to the flank boundaries
- streetscene levels inaccurately reflected in the schematic streetscene
- plans are inaccurate
- level difference is greater than indicated
- disturbance resulting from building works

All local representations, including letters and emails are available to view in the planning file.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

There is no relevant planning history concerning the application site.

Conclusions

The main issues for consideration relate to the impact of the proposal on local character and neighbouring amenity.

The existing dwelling forms a detached bungalow of understated appearance which is flanked to its western side by No 26A, a chalet-style dwelling characterised by a central gable and dormers along its western roof slope; and along its eastern side by a pair of two storey semi-detached houses of substantial size. These site characteristics provide important considerations in assessing the overall impact of the proposal.

Whilst it is noted that this proposal seeks a substantial enlargement of the existing dwelling in order to create a two storey house of conventional design, the site characteristics are considered such that the proposal is deemed to be acceptable. The principal concerns have been raised from the residents either side of the application site, occupying the properties at Nos. 26A and 30.

In regard to the impact on No 26A, although concerns have been raised on the basis that the proposal will appear overbearing and lead to a loss of light, it is considered that the relationship between the two properties will not lead to a significant diminution of neighbouring amenity. The property at No 26A has been inspected and it is noted that the dwelling incorporates three dormers along its eastern roof slope, all of which face the application site; these serve a bedroom at the front NE corner of the house (which also benefits from a front-facing window), the central flank dormer serves a study/play area, and the rear-most dormer contains frosted glass and serves a bathroom. The height of the extended dwelling at No 28 will be staggered so that the two storey element will be set 4.0m away from the boundary with No 26A - in line with the existing pitched roof. The western side of the enlarged house will remain single storey and incorporate a shallow pitch. Notwithstanding the nature of the flank dormer windows (two of which do not serve habitable rooms, and a third which complements a front-facing bedroom window), it is not considered that the higher roof pitch will appear so visually dominant or out of place within such a suburban setting as to justify refusal. The flank-to-flank separation between Nos. 26A and 28 is considered satisfactory so as to prevent a significant loss of light arising. At the rear, the enlarged dwelling at No 28 will maintain a similar building line as No 26A, and the proposed first floor addition within the enlarged house will be set well away from the boundary between the two houses. Furthermore, no windows are proposed along the first floor western elevations which would limit any overlooking.

In respect of the potential impact of the proposal on No 30 a minimum 8.0m separation to the boundary with No 28 will be maintained, with much of the area between the two houses occupied by a landscaped garden area which serves the neighbouring dwelling. Taking account of this substantial separation, it is considered that the enlarged dwelling will not appear so visually dominant from the side of No 30 to warrant refusal. However, in order to prevent overlooking, Members are advised to include a condition requiring the use of obscure glazing along the first floor eastern elevation of No 28.

Turning to its design, it is considered that the enlarged dwelling will maintain a broad consistency with surrounding houses in the streetscene, particularly in terms of its ridge height which will follow existing contours and maintain a balance with the two houses either side. Furthermore, its elevational treatment is considered to be sympathetic in regard to local character.

Taking the above into consideration, Members are advise to grant planning permission.

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

as amended by documents received on 11.09.2014

RECOMMENDATION: PERMISSION

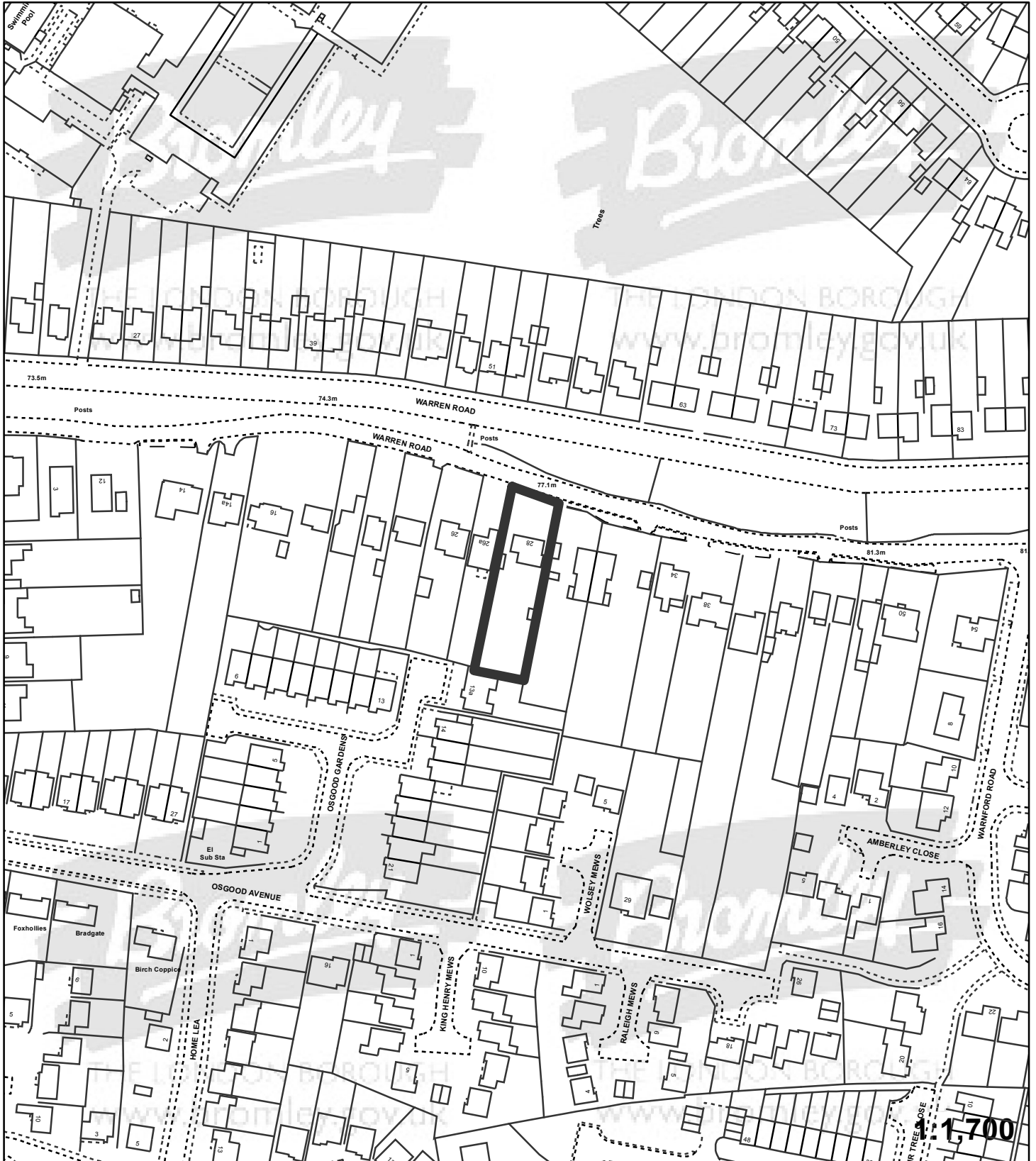
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH29 Construction Management Plan
 ACH29R Reason H29
- 3 ACC04 Matching materials
 ACC04R Reason C04
- 4 ACI12 Obscure glazing (1 insert) along the first floor eastern
 elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan
 ACC03R Reason C03

Application: 14/02446/FULL6

Address: 28 Warren Road Orpington BR6 6HY

Proposal: Addition of first floor to form 2 storey house and part one/two storey rear extension and porch canopy



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

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SECTION '2' – Applications meriting special consideration

Application No : 14/02458/VAR

Ward:
Bromley Common And
Keston

Address : 137 Hastings Road Bromley BR2 8NQ

OS Grid Ref: E: 542453 N: 165938

Applicant : Mr Halil Karaoglan

Objections : YES

Description of Development:

Variation of condition 2 of planning permission ref. 13/01136 (single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front) to extend hours of operation on Monday to Wednesday 9am to 6pm, Thursday to Friday 9am to 7pm, Saturday 9am to 6pm and Sunday 11am to 4pm at 137 Hastings Road/2A Jackson Road

Key designations:

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

Update

This application was originally planned to be considered by the Plans Sub Committee on the 28th August 2014. This application was withdrawn from this committee to ensure that all local residents comments in relation to this application were taken into account. This will be the case and all comments received will be available to view on file.

Proposal

The proposal seeks planning permission for the variation of condition 2 of planning permission ref. 13/01136 (single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front) to extend hours of operation.

Condition 2 of permission ref. 13/01136 states that the use shall not operate on any Sunday or Bank Holiday nor before 0900 or after 1700 on Monday to Friday and nor before 0900 or after 1400 on any Saturday.

The application seeks an extension of the allowed hours to Monday to Wednesday 0900 to 1800, Thursday to Friday 0900 to 1900, Saturday 0900 to 1800 and Sunday 1100 to 1600.

In summary, this is one extra hour Monday to Wednesday, an extra two hours on Thursday and Friday, an extra four hours on a Saturday and an additional five hours on a Sunday.

Location

The application site is situated to the southern side of Jackson Road and is located to the rear of 137 Hastings Road. The proposal relates to the recent premises that has opened as a barber/hairdresser (use class A1).

Comments from Local Residents

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

- disappointed original hours were so restrictive;
- multiple other hairdressers in the area excluding the Bromley High Street who were contacted have no restrictions of this kind;
- has no bearing on parking in the area;
- no issue of noise;
- rather than an inconvenience is a welcome addition to services in the local area;
- should be allowed to operate on a level playing field with competitors;
- should be allowed to open later so that those who work on Saturday can make use of it;
- the barbers shop is in Jackson Road not 137 Hastings Road and so planning permission should not have been granted and the application for extended hours not proceeded with.
- the original application should have been publicised more in the residential Jackson Road.
- Jackson Road already has a problem with congestion caused by car users visiting the Hastings Road shops, an earlier car wash application was refused due to this, the barbers shop makes this worse.
- the barbers shop and its illuminated pole is not in keeping with the ambience of Jackson Road and there is not demand for it.
- this is an increase in hours of 35%, mostly of the weekend and evenings exacerbating the parking problems for local residents after returning from work.
- the Council has not listened to residents ' objections, showing more consideration to small businesses.
- vehicles already park on the pavement causing danger to pedestrians, a matter raised with the Council, the longer hours of opening at the barber's shop will increase this problem.
- the shop has only been open since May 2014 and the restricted hours should remain, what has changed?

- complaints have been submitted to the Council about traffic/noise/parking.

It is also noted that a petition/leaflet of 17 signatories opposing the extended hours of operation has been received.

Comments from Consultees

Technical Highways comments were received advising of no objection to the proposed variation in opening hours and that it would not have a significant impact on the parking demand in the area.

Technical Environmental Health comments were received advising of no objection to the proposed variation in opening hours. As an A1 use the premises should not generate significant noise, odours or other effects on amenity as activities involving these impacts would fall outside the use class. As a small premises it is unlikely to generate significant noise from movements of customers by vehicle or on foot. The proposed opening hours are a relatively small change and do not impact significantly on the evening period or at all on the night period when disturbance or effects on amenity would be more likely. No (Environmental Health) complaints have been received about noise or any other matters in relation to this property since the previous permission was granted. In the unlikely event that the premises does start to cause nuisance noise or other statutory nuisances the Council have powers under the Environmental Protection Act 1990 to investigate and remedy this irrespective of the permitted opening hours.

Planning Considerations

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

BE1 Design of New Development
S5 Local Neighbourhood Centres, Parades and Individual Shops
T18 Road Safety

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

Planning History

2009: Planning application (ref. 08/04001) refused for change of use to land rear of 137 Hastings Road Bromley for car hand wash. Reasons for refusal:

In the absence of sufficient information to demonstrate the maximum potential of the operation and the impact on parking in the locality, the proposal would be likely to result in an increase in demand for on-street parking, detrimental to residential amenities and prejudicial to the safety and free flow of traffic, contrary to Policies BE1 and T18 of the Unitary Development Plan.

The change of use from parking area to hand carwash, due to additional traffic operation, commercial activity and general disturbance associated with such an activity, would be detrimental to the amenities of nearby residential neighbours, contrary to Policy BE1 of the Unitary Development Plan.

Note: Subsequent appeal (APP/G5180/A/09/2103038) was dismissed.

2010: Planning permission (ref. 10/01003) granted for single storey extension to rear of ground floor shop.

2013: Planning permission (ref. 13/01136) granted for single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front.

Conclusions

Whilst the objections are noted, the use as A1 has already been considered acceptable with the granting of permission as noted above. Therefore, the main issues relating to the application to extend the opening hours are the effect that those additional opening times would have on the amenities of the occupants of surrounding residential properties and the impact that it would have on the highway, parking and road safety.

In line with the technical comments of Council's Environmental Health Officer, as an A1 use the premises should not generate significant noise, odours or other effects on amenity as activities involving these impacts would fall outside the use class. Furthermore, as a small premises it is unlikely to generate significant noise from movements of customers by vehicle or on foot. The proposed opening hours do not impact significantly on the evening period or at all on the night period when disturbance or effects on amenity would be more likely. In the event that the premises does start to cause nuisance noise or other statutory nuisances the Council have powers under the Environmental Protection Act 1990 to investigate and remedy this irrespective of the permitted opening hours. Given the above, despite the objections, Members may consider that the extension of opening hours is reasonable and will not unduly harm the residential amenities enjoyed by the occupants of neighbouring properties.

With regard to impact on parking and the highway, whilst Members may note the objections, the Highways Officer is of the opinion that the development would not have a significant impact on the parking demand in the area and therefore raises no objection to the proposal. Members may therefore consider that the increase in opening hours will not unduly harm parking or the highway in the surrounding area.

Whilst objections regarding the address description have been received, this is based on the original grant of planning permission (of which this is a proposed variation) and the address at the time when this application was submitted. The property has subsequently been subdivided into 2A Jackson Road. Over 10 addresses of Jackson Road were notified of the application. The application site plan clearly shows the location of the site.

Members may also note that a number of letters both in objection and support of the extended hours have been received on the grounds as outlined in the Comments from Local Residents section above.

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

RECOMMENDATION: APPROVAL

subject to the following conditions:

1 ACK01 Compliance with submitted plan

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

2 The use shall not operate on any Bank Holiday nor before 0900 or after 1800 on Monday to Wednesday, before 0900 or after 1900 on Thursday to Friday, before 0900 or after 1800 on any Saturday and before 1100 or after 1600 on any Sunday.

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

3 The external areas that form part of the use hereby permitted shall not be used for the purposes of storage at any time.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of adjoining residents and the character of the area.

SECTION '2' – Applications meriting special consideration

Application No : 14/02630/FULL6

Ward:
Orpington

Address : 1 Hillcrest Road Orpington BR6 9AN

OS Grid Ref: E: 546142 N: 165728

Applicant : Mr And Mrs Askham

Objections : NO

Description of Development:

First floor side extension and bay window to front

Key designations:

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

Proposal

TO BE CONSIDERED IN CONJUNCTION WITH APPLICATION REFERENCE 14/02634/FULL6 FOR FIRST FLOOR SIDE EXTENSION (EXTENDING ACROSS FULL WIDTH)

The proposed first floor extension will extend 2.97m sideward and occupy an area above the existing single storey side projection. It will incorporate a matching roof and ridge line in respect of the host building. In addition, a bay window is proposed to the front of the existing single storey side projection.

The application is accompanied by a Planning Statement.

Location

The application dwelling, which forms one-half of a pair of semis, is situated toward the western end of Warren Road, approximately 60 metres to the east of its junction with Sevenoaks Road.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Please see report ref. 14/02634.

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 is situated along the western side of Hillcrest Road with its western boundary adjoining the rear gardens of Sevenoaks Road properties. It forms one half of a pair of semis both of which incorporate a gable roof. As Members will note two applications proposing a similar first floor extension up to the boundary have previously been refused, on the basis of their cramped appearance and lack of side space separation (under refs. 12/01790 and 12/02911).

Policy H9 of the UDP advises that when considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

In comparison to the accompanying planning application (ref. 14/02634) this proposal incorporates a 1 metre separation between the proposed first floor addition and the flank boundary. However, the ground floor will extend to within 0.2m of the flank boundary. On balance it is considered that proposed will nonetheless appear cramped within the plot, occupying virtually the entire width of the frontage, and undermine established spatial standards. It is also considered that the proposal, by reason of its excessive width, ridge height and lack of relief within the design, will significantly erode the balance and symmetrical appearance of this pair of semi-detached houses, detrimental to the character of the area.

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

RECOMMENDATION: PERMISSION BE REFUSED

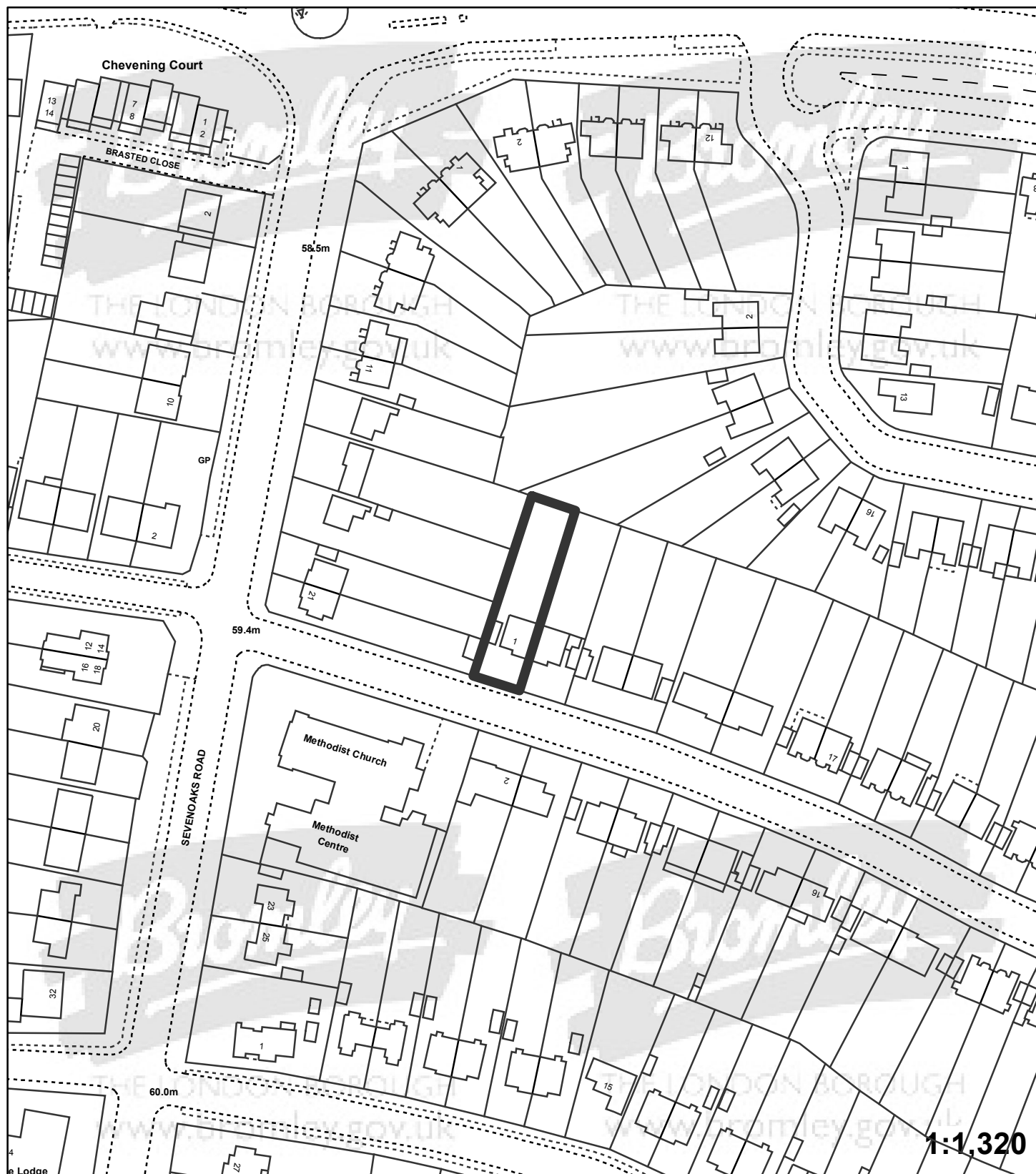
The reasons for refusal are:

- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8 and H9 of the Unitary Development Plan.
- 2 The proposal would significantly erode the balance and symmetrical appearance of this pair of semi-detached houses and appear disproportionate in size, detrimental to the character of the area, and contrary to Policy BE1 of the Unitary Development Plan.

Application:14/02630/FULL6

Address: 1 Hillcrest Road Orpington BR6 9AN

Proposal: First floor side extension and bay window to front



"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 : 14/02634/FULL6

Ward:
Orpington

Address : 1 Hillcrest Road Orpington BR6 9AN

OS Grid Ref: E: 546142 N: 165728

Applicant : Mr And Mrs Askham

Objections : NO

Description of Development:

First floor side extension and bay window to front

Key designations:

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

Proposal

TO BE CONSIDERED IN CONJUNCTION WITH APPLICATION REFERENCE 14/02630/FULL6 FOR FIRST FLOOR SIDE EXTENSION (MAINTAINING 1.0 METRE GAP TO FLANK BOUNDARY)

The proposed first floor extension will extend 3.8m sideward and occupy the entire area above the existing single storey side projection - in line with the existing two storey element. It will incorporate a matching roof and ridge line in respect of the host building. In addition, a bay window is proposed to the front of the existing single storey side projection.

The application is accompanied by a Planning Statement.

Location

The application dwelling, which forms one-half of a pair of semis, is situated toward the western end of Warren Road, approximately 60 metres to the east of its junction with Sevenoaks Road.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and ensure that an adequate degree of separation is maintained in respect of two storey development.

Planning History

Under ref. 12/01790, a proposal for a part one/two storey front/side and rear extension was refused on the following grounds:

"The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8 and H9 of the Unitary Development Plan.

The proposed rear extension is of excessive depth and the development would therefore seriously prejudice the amenities of the occupiers of the adjoining dwelling at No 3 by reason of loss of light and visual impact, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

Under ref. 12/02911 an application for a part one/two storey front, side and rear extension was refused on the following ground:

"The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8 and H9 of the Unitary Development Plan."

Under ref. 13/04008 an application for a 4.0m-deep single storey rear extension was refused by the Council, but subsequently allowed at appeal.

Although planning permission was formally granted at appeal for a single storey rear extension under the preceding reference, no record appears to exist in respect of the single storey side extension which was erected after 2012.

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 is situated along the western side of Hillcrest Road with its western boundary adjoining the rear gardens of Sevenoaks Road properties. It forms one half of a pair of semis both of which incorporate a gable roof. As Members will note two applications proposing a similar first floor extension up the boundary have previously been refused, on the basis of their cramped appearance and lack of side space separation (under refs. 12/01790 and 12/02911).

Policy H9 of the UDP advises that when considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

In this case it is considered that the enlarged dwelling will appear cramped within its plot, and as such it will be out of character in relation to the surrounding streetscene. This will also, in part, be reflected in the ensuing imbalance between this pair of semis. Consequently, it is considered that some degree of separation should be maintained between the proposed two storey side extension and the flank boundary. It is therefore considered that the proposal, by reason of its excessive width, ridge height and lack of relief within the design, will significantly erode the balance and symmetrical appearance of this pair of semi-detached houses, detrimental to the character of the area. In addition, no substantive change has been made following the two previously refused 2012 applications to overcome their grounds of refusal.

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

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

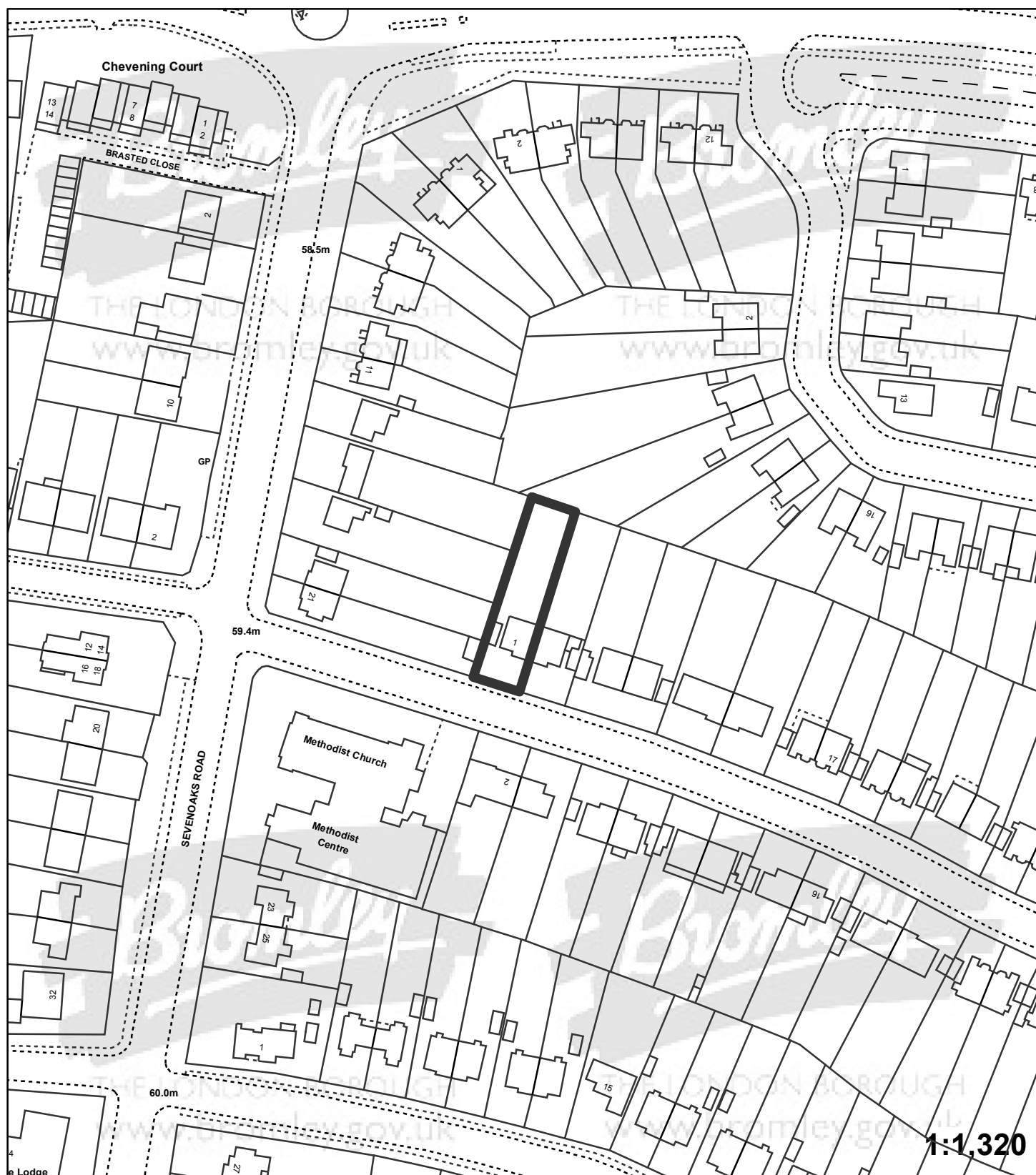
- 1 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8 and H9 of the Unitary Development Plan.

- 2 The proposal would significantly erode the balance and symmetrical appearance of this pair of semi-detached houses and appear disproportionate in size, detrimental to the character of the area, and contrary to Policy BE1 of the Unitary Development Plan.

Application:14/02634/FULL6

Address: 1 Hillcrest Road Orpington BR6 9AN

Proposal: First floor side extension and bay window to front



"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 : 14/02650/FULL6

Ward:
Chislehurst

Address : The House On The Wall Watts Lane
Chislehurst BR7 5PJ

OS Grid Ref: E: 543984 N: 169847

Applicant : Mr T Pullen

Objections : YES

Description of Development:

Part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- Planning permission is sought for a part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe
- Following the granting of permission ref. 13/03681, the current scheme seeks to widen the link structure from 3m to 4.6m, and increase the basement size to incorporate a basement swimming pool.

Location

The site comprises a Statutory Listed residential dwelling that is attached to another building to the north. The site and surroundings fall within the Chislehurst Conservation Area.

Comments from Local Residents

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

- impact on the character and appearance of the Listed Building

- overdevelopment and impact on the Conservation Area
- impact on residential amenities

The Chislehurst Society has objected on the grounds that the proposal would impact harmfully on the character of the Listed Building.

Comments from Consultees

APCA raises objection to the proposal on the basis of excessive development and the impact on the Listed Building.

The Tree Officer has not objected to the proposal.

From a heritage and urban design point of view, no objections are raised.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space
- G6 Land Adjoining Green Belt or Metropolitan Open Land
- NE7 Development And Trees

The National Planning Policy Framework, The Council's adopted SPG guidance and the Supplementary Planning Guidance for the Chislehurst Conservation Area are also considerations.

From a heritage and urban design point of view, no objections are raised.

Planning History

Planning permission was granted under ref. 11/01932 for a part one/two storey side and rear extension with new basement and patio area at rear (amendment to planning ref. 09/01569).

Planning permission was granted under ref. 13/00822 for demolition of existing annexe cottage and erection of detached single storey one bed self-contained annexe.

Planning permission was granted subject to a legal agreement under ref. 13/03681 for a part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe. The legal agreement concerned the removal of the detached annexe structure.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Chislehurst Conservation Area, the impact on the setting of the Statutory Listed Building, the impact on trees and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Supplementary Planning Guidance for the Chislehurst Conservation Area states:

'4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.'

The National Planning Policy Framework states:

'132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

It is proposed to erect a single storey annexe to the main building, with a glazed link structure to the extension that was granted in 2011 and again in 2013 that is currently under construction. The previous permission for the part one/two storey extension is still proposed and therefore it forms part of this application.

The annexe will replace the existing outbuilding which has now been demolished. The previous permission was subject to a legal agreement to secure the demolition of the annexe in order to prevent the overdevelopment of the site. A similar legal agreement is considered unnecessary, however, a condition can be imposed to remove permitted development rights for further outbuildings.

The current proposal seeks to provide an enlarged basement area to provide a swimming pool. On the basis that the outbuilding has been demolished, it is considered that the proposal would not overdevelop the site and would retain a large area of outdoor amenity space for family use. The two storey extension and

link annexe has already been granted permission and the current proposal seeks a small increase in the width of the glazed link section. Overall, the impact of the development on the setting of the Listed Building and the character of the Conservation Area would not be significantly different from that previously approved and it is considered that the proposed alterations are acceptable.

The layout of the proposed annexe is clearly stated on the submitted plans to be a dining room and therefore the possibility for severance is not considered to be strong. The extension would be clearly linked to the main house and would rely upon facilities of the main house without the capability for severance to form a new housing unit. A planning condition is to be imposed to prevent severance of the development from the main house.

From a heritage and urban design point of view, it is considered that the proposed extension is unlikely to impact on the character and setting of the listed building. The provision of a glazed link structure and traditional designed annexe would not create additional harm to the setting of the building and no objection would be raised on design grounds. The extension will be erected off the previously granted extension rather than the listed building, therefore there would be no additional harm to the actual fabric of the listed building.

The proposed extension will be sited a considerable distance from the neighbouring residential properties and therefore it is considered that the extension would not be harmful to residential amenity.

Having had regard to the above it was considered that the siting, size and design of the proposed annexe extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Conservation Area or Listed Building. No impact on trees would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/00822, 13/03681, 14/02650 and 14/02661, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACI07 | Restrict to members of household (1 in) at The House on the Wall |
| | ACI07R | Reason I07 |
| 5 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 |

6 ACK01 Compliance with submitted plan

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

7 No works shall commence on site until a structural report dealing with the proposed excavation works has been submitted to the Council for approval. The proposed works shall be carried out in accordance with the approved details.

Reason: To protect this Listed Building and comply with Policy BE8 of the Unitary Development Plan.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to prevent the overdevelopment of the site.

INFORMATIVE(S)

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

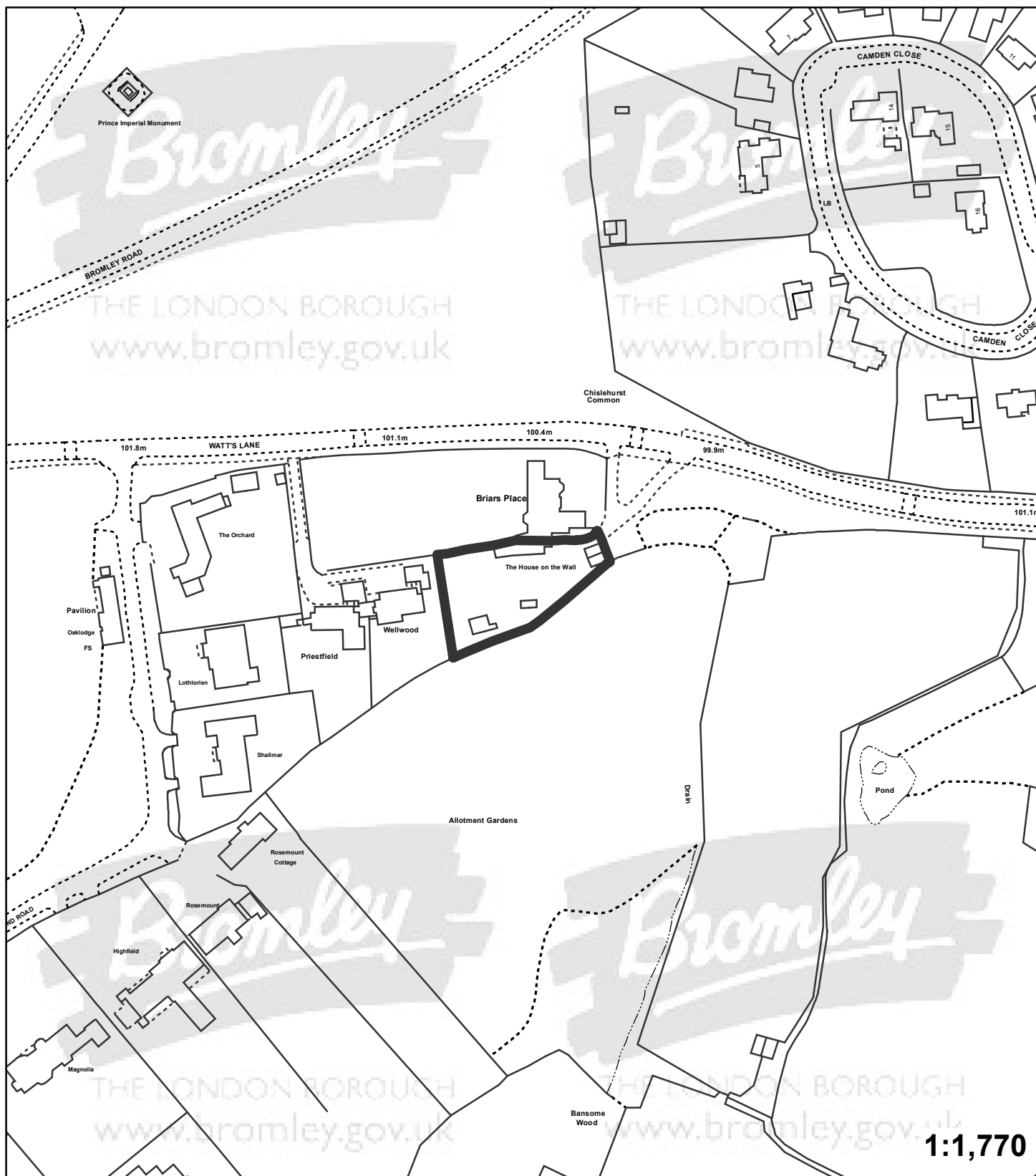
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:14/02650/FULL6

Address: The House On The Wall Watts Lane Chislehurst BR7 5PJ

Proposal: Part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe



"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 : 14/02661/LBC

Ward:
Chislehurst

Address : The House On The Wall Watts Lane
Chislehurst BR7 5PJ

OS Grid Ref: E: 543984 N: 169847

Applicant : Mr T Pullen

Objections : YES

Description of Development:

Part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house LISTED BUILDING CONSENT

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- Listed Building Consent is sought for a part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house.
- The application is accompanied by a full planning application which is to be considered on the same agenda under ref. 14/02650.

Location

The site comprises a Statutory Listed residential dwelling that is attached to another building to the north. The site and surroundings fall within the Chislehurst Conservation Area.

Comments from Local Residents

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

The Chislehurst Society has objected on the grounds that the proposal would impact harmfully on the character of the Listed Building.

Comments from Consultees

No objections have been raised from English Heritage.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of listed buildings. The impact of the proposal on openness of the area of Urban Open Space must also be considered. The following policies of the Unitary Development Plan are further considerations:

BE1 Design of New Development
BE8 Statutory Listed Buildings

The National Planning Policy Framework

London Plan Policy 7.8 Heritage Assets And Archaeology

From a heritage and urban design point of view, no objection is raised.

Planning History

Planning history is outlined on the report for application ref. 14/02650.

Conclusions

The main issue relating to this application is the effect that the proposal would have on the character and setting of the Statutory Listed Building.

The proposed extensions are considered not to result in a significant harm to the character and setting of the Statutory Listed Building. The extension will be erected to adjoin a previously approved extension which is proposed as part of the current application and this has previously been considered acceptable in terms of impact on the setting of the listed building. The annexe will replace the existing detached annexe and therefore the proposal would not erode a further amount of the garden which presently forms an attractive setting to the Listed Building. Following the previously permitted scheme, the enlarged basement and widened link structure will have no significant impact on the setting of the Listed Building. On this basis it is considered reasonable to grant Listed Building Consent.

Having had regard to the above it was considered that the proposal would satisfactorily preserve the character and setting of the Statutory Listed Building. It is therefore recommended that Members grant Listed Building Consent.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/00822, 13/03681, 14/02650 and 14/02661 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

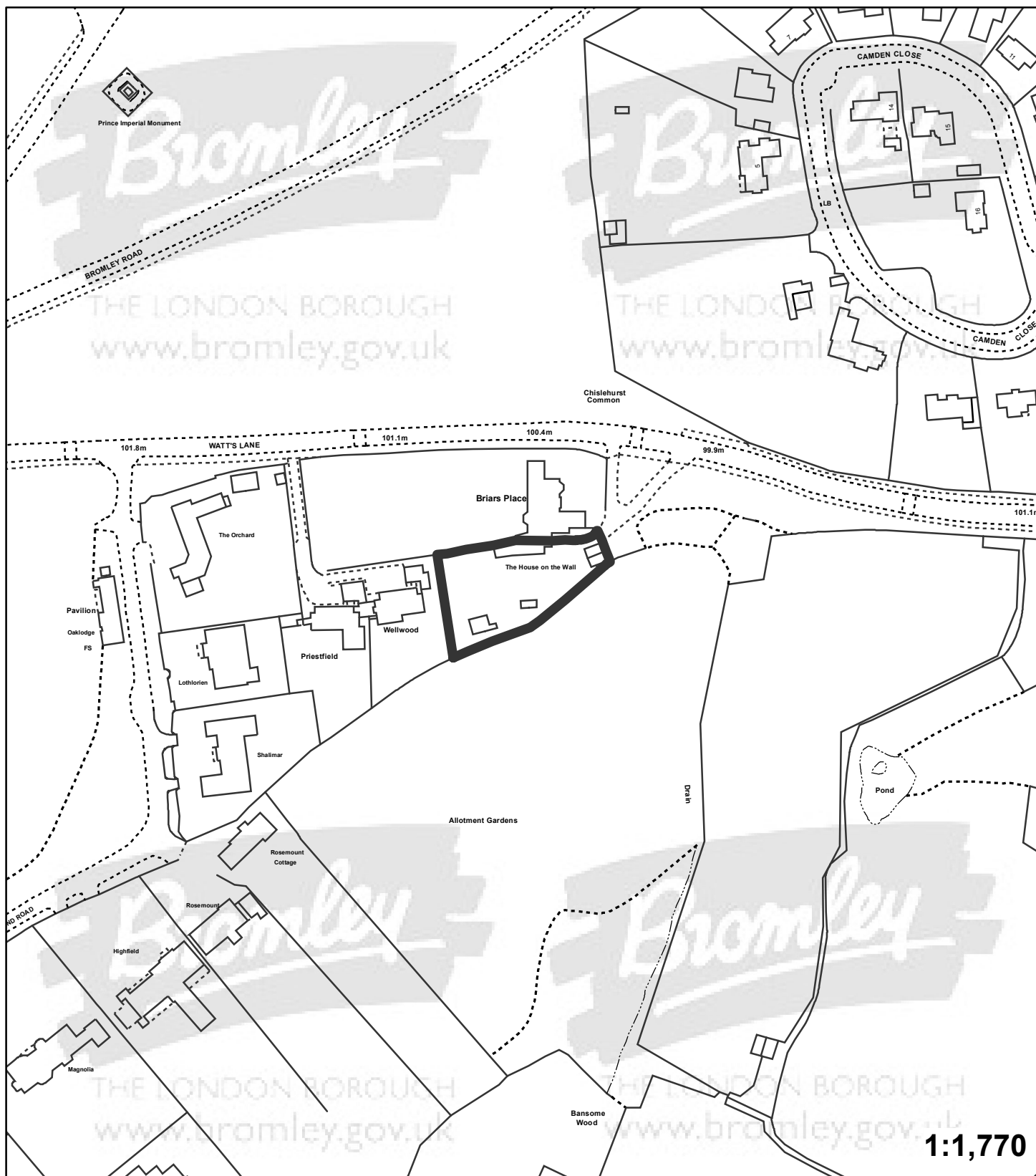
subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

Application:14/02661/LBC

Address: The House On The Wall Watts Lane Chislehurst BR7 5PJ

Proposal: Part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house LISTED BUILDING CONSENT



"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 : 14/03055/FULL6

Ward:
Chislehurst

Address : Ridgeview Southill Road Chislehurst
BR7 5EE

OS Grid Ref: E: 542510 N: 170422

Applicant : Mr Lindner and Miss Chatters

Objections : YES

Description of Development:

Two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Sites of Interest for Nat. Conservation

Proposal

- The proposal seeks permission for a two storey front and first floor front extension with a part one/two storey front/side/rear extension. Elevational alterations and garage alterations are also proposed.
- The single storey side extension behind the existing garage will extend to the flank boundary of the site.
- The extension would run along the full length of the building, wrapping around the rear of the property following the 'L-shaped' design of the existing building.
- The extension would have a flat roof measuring approximately 2.8m in height and the first floor extension to the rear will have a rear projection of 1.9m (3.2m previously refused).

Location

The application site consists of a two storey detached dwelling house with detached garage at front. The site is within the Chislehurst Conservation Area.

The area is characterised by large detached dwellings of varying architectural styles.

Comments from Local Residents

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

- drawings do not show context in relation to adjoining properties
- north facing flank wall of extension and increased bulk will be overbearing and visually intrusive
- overshadowing of Eldridge
- possible use of flat roof as roof terrace may give rise to overlooking
- development will completely change scale and appearance of Ridgeview
- out of keeping with neighbouring properties
- scale and height will reduce the light and sun to Eldridge
- overshadowing from front extension
- proximity of proposed extension (ground floor side) will adversely impact the level of light into Coach House, causing overshadowing and loss of aspect and amenity
- not in keeping with existing separation between houses in the area
- overlooking from first floor side window into Eldridge
- rear windows are inappropriate in size and will impact privacy
- attractive design but out of keeping with surrounding houses and area.

Comments from Consultees

APCA raises no objection in principle to the modern design, however it is considered that the gap to the Coach House should be increased.

No comments have been received from the Tree Officer, and the previous proposal raised no objections.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The National Planning Policy Framework, The Council's adopted SPG guidance and the Supplementary Planning Guidance for the Chislehurst Conservation Area are also considerations.

Planning History

Planning permission was refused under ref. 13/04176 for a two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations. The refusal grounds were as follows:

'The proposed first floor rear extension would be overdominant and would be detrimental to the amenities that the occupiers of Eldridge might reasonably expect to be able continue to enjoy by reason of visual impact and loss of light and prospect in view of its size, bulk and depth of rearward projection, contrary to Policy BE1 of the Unitary Development Plan.'

An appeal is currently under consideration for this application. The Inspector's site visit has taken place and an outcome is awaited.

Conclusions

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

The Supplementary Planning Guidance for the Chislehurst Conservation Area states:

'4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.'

Following the refusal under ref. 13/04176, which established that the sole concern was the impact on Eldridge, the current proposal seeks to reduce the scale of the two storey rear extension by reducing the first floor projection from 3.2m to 1.9m and by significantly reducing the roof height from 6.7m to 5.9m, with a hipped roof replacing the previous gable. The result is an extension that would be significantly smaller.

The proposal is considered to alleviate the impact previously considered and would not result in a dominant feature when viewed from the windows of Eldridge. The extension would be obliquely visible and the reduction in rear projection and height is significant. The hipped roof will result in a limited loss of sunlight and outlook from the rear facing windows of Eldridge and Members may therefore consider this impact to be acceptable on balance.

The visual appearance and design of the extension will closely match that of the previous scheme, which was not objected to on design grounds and was not considered harmful to the character of the Conservation Area.

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

Conservation Area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/04176 and 14/03055 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 ACI12 Obscure glazing (1 insert) in the first floor flank elevation
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) first floor flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the Conservation Area and the amenities of the nearby residential properties.

Application:14/03055/FULL6

Address: Ridgeview Southill Road Chislehurst BR7 5EE

Proposal: Two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations



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

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

Application No : 14/01745/FULL1

Ward:
Bromley Common And
Keston

Address : Ravens Wood School Oakley Road
Bromley BR2 8HP

OS Grid Ref: E: 541797 N: 165342

Applicant : Ravens Wood School

Objections : NO

Description of Development:

Mezzanine floor for sixth form and library, replacement windows with ventilation louvres and roof ventilation

Key designations:

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

Proposal

It is proposed to install an approx. 270m² mezzanine floor for sixth form and library within a school hall. It is also proposed to install replacement windows with ventilation louvres and roof ventilation to the hall. The application states that the modifications to the windows and addition of the roof vents are to provide a more acceptable supply of fresh air to students studying in the associated classrooms.

The new mezzanine floor will be provided with a lift or lifts suitable for wheelchair access and fire exit routes will be provided all in accordance with the D.D.A. for evacuation in the event of a fire.

Location

The application site is accessed via Oakley Road and the building the subject of this application is located relatively centrally within the school complex and is not particularly visible from any nearby residential properties.

Comments from Local Residents

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

Planning Considerations

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

- BE1 Design of New Development
- C7 Educational and Pre-School facilities
- G1 Green Belt

Conclusions

The proposal does not involve an increase in pupil or staff numbers and will not result in any material impact on the openness of the Green Belt or on the residential amenities of the occupants of nearby dwellings. The main issues relating to the application are the impact that it would have on the character of the area.

The mezzanine floor will not result in any material impact in character terms whilst the replacement windows and ventilation louvres are considered acceptable in character terms. The proposal is considered acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

Application:14/01745/FULL1

Address: Ravens Wood School Oakley Road Bromley BR2 8HP

Proposal: Mezzanine floor for sixth form and library, replacement windows with ventilation louvres and roof ventilation



"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 : 14/01934/VAR

Ward:
Bromley Common And
Keston

Address : Ravens Wood School Oakley Road
Bromley BR2 8HP

OS Grid Ref: E: 541797 N: 165342

Applicant : Mrs Jayne Wallis

Objections : NO

Description of Development:

Variation of Condition 1 of permission ref: 12/01755/VAR to allow retention of two mobile buildings for a further two year period

Key designations:

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

Proposal

Permission is sought for the variation of Condition 1 of planning permission 12/01755/VAR for the retention of 2 single storey modular buildings.

A temporary permission for the buildings was granted under ref. 06/00862 until August 2008. This was later extended until August 2010 under ref. 08/00797, then to August 2012 under ref. 10/02530, and to August 2014 under ref. 12/01755.

The application states that the classrooms are an essential teaching space to meet continuing curriculum need.

Location

The application site is accessed via Oakley Road, with the location of the existing temporary buildings being located on part of the site adjacent to 6 The Drift.

Comments from Local Residents

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

Planning Considerations

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

- BE1 Design of New Development
- C7 Educational and Pre-School facilities
- G1 Green Belt

Planning permission was originally granted under ref. 03/02127 for the temporary siting of 2 single storey classrooms. A further permission was then granted under ref. 06/00862 for the temporary siting of the buildings until August 2008. This approval was then extended until August 2010 under ref. 08/00797, and then to August 2012 under ref. 10/02530. Most recently, permission was granted under ref. 12/01755 for the continued temporary siting of 2 single storey mobile buildings until 31st August 2014.

Conclusions

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

The mobile buildings are located within the existing complex of buildings and at present are not considered to detrimentally impact on the openness of the Green Belt. The windows along the southern boundary (closest to The Drift) are obscured glazed and these should be maintained as such.

The temporary siting of the buildings was extended until 31st August 2014 under ref. 12/01755. It is considered that the retention until September 2016 is on balance acceptable as the buildings are essential for the school to continue to deliver the curriculum. A two year extension to the temporary permission will provide the opportunity to review these circumstances in September 2016.

The proposal is considered acceptable in Green Belt terms and in terms of any impacts on visual and residential amenities and it is recommended that the temporary permission is extended for a further two year period.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 The mobile classrooms hereby permitted shall be removed and the land reinstated to its former condition on or before 30.09.2016.

Reason: In order that the situation can be reconsidered in the light of the circumstances at the time in the interest of the amenities of the area.

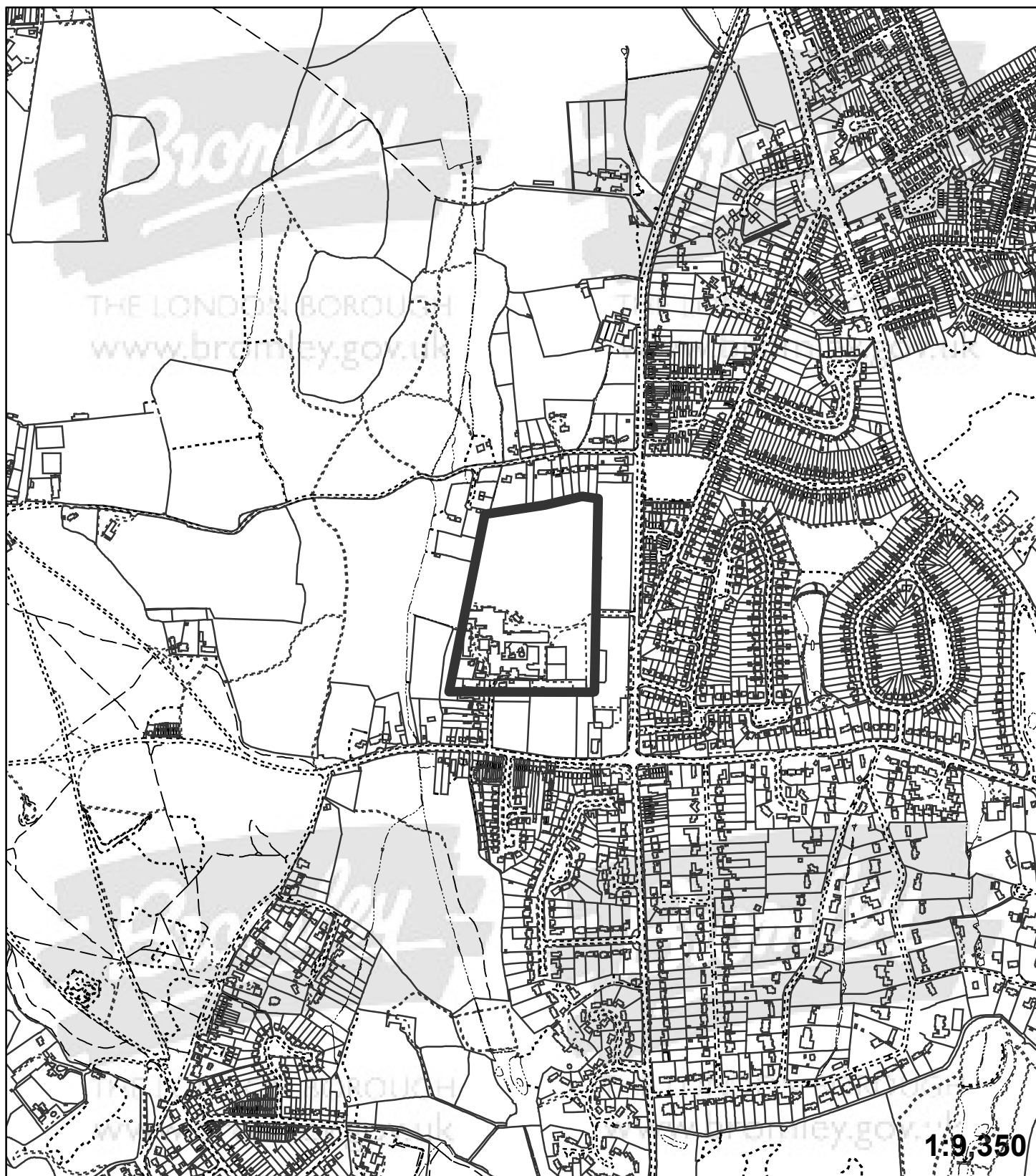
- 2 The windows on the southern elevation of the classroom nearest The Drift shall be obscure glazed and subsequently permanently maintained as such.

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

Application:14/01934/VAR

Address: Ravens Wood School Oakley Road Bromley BR2 8HP

Proposal: Variation of Condition 1 of permission ref: 12/01755/VAR to allow retention of two mobile buildings for a further two year period



"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 : 14/02617/FULL1

Ward:
Hayes And Coney Hall

Address : 53 Kechill Gardens Hayes Bromley BR2
7NB

OS Grid Ref: E: 540392 N: 167128

Applicant : Mr Paul Nevard

Objections : YES

Description of Development:

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

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line

Proposal

The application proposes the erection of an attached two storey dwelling with garage, and extensions and alterations to 53 Kechill Gardens.

Location

The site is a semi-detached two storey dwelling house located to the northern end (cul-de-sac) and on the west side of Kechill Gardens. The immediate vicinity comprises a mix of semi-detached two storey and bungalow development.

Comments from Local Residents

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

- terrace house would be out of character
- incongruous development
- garden grabbing
- overdevelopment
- pressure on parking
- contravenes previous condition to prevent sub-division

- existing covenants

Comments from Consultees

Design Out Crime comments are received and see no reason why the proposal cannot achieve the principles of Secured By Design. Recommendations are made in the event of a planning permission.

No Highway objections are raised to the proposal; conditions are suggested in the event of a planning permission.

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space

Supplementary Planning Guidance 1
Supplementary Planning Guidance 2

Planning History

There is a significant planning history to the site which includes the following:

- 12/02589 - Part one/two storey side and rear extension - Permission
- 12/03353 - Two storey detached dwelling house - Refused for the following reason:

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

- 13/00228 - Demolition of two storey extension and erection of two storey detached dwelling together with associated work to provide off street parking - Refused for the following reason:

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

- 13/03420 - Erection of two storey dwelling with garage and additional attached garage to serve 53 Kechill Gardens on land adjacent 53 Kechill Gardens - Refused for the following reason:

The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policies BE1 and H9 of the Unitary Development Plan and Policy 7.4 of the London Plan and the appeal was dismissed.

Conclusions

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

In terms of the impact of the development on neighbouring amenities given the size, siting and design of the proposed dwelling it is not considered that the scheme will have such a negative impact on neighbouring amenities to warrant a planning refusal in this respect.

In respect of the effect that the development would have on the character of the area it should be noted that the previous grounds of refusal were concerned with overdevelopment of the site and harm caused to the spacious character of the surrounding area. The subsequent appeal decisions, now material considerations in any future development proposal at the site, noted that the gaps in between the pairs of houses provide substantial and important visual break along Kechill Gardens; combined with the setback of houses behind garden frontages and/or driveways an attractive, open and spacious quality to the area was provided. The Inspector's decision also noted that the houses in 'this part' of the street are semi-detached and provide a rhythm and uniformity to the area which serves to enhance its character and appearance. The Inspector opined that the introduction of a detached dwelling would appear alien and out of keeping with the surrounding area.

These historical applications related to the provision of a detached dwelling house. This current proposal is to consider the planning merits of an attached dwelling. It is noted that the planning history (ref. 12/02589) does allow for a substantial two storey side extension to the existing house with a side space to the southern boundary c 3.7m. That permission was subject to conditions, including Condition 4 which required that 'The additional accommodation shall be used only by members of the household occupying the dwelling at 53 Kechill Gardens and shall not be severed to form a separate self-contained unit'. The reason for the condition was to '...ensure that the accommodation was not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings'.

In terms of a satisfactory level of accommodation the scheme now presented for consideration is not considered to be sub-standard and would offer a satisfactory level of accommodation for existing and future occupiers.

The principle of the extent of the proposed built form is considered acceptable given permission ref. 12/02589 with the external appearance in keeping with the general character of the rest of the dwellings in the street. The submitted plans indicate that the proposed development is slightly less in bulk to the approved

extension. It is not considered that any greater sense of terracing would occur than the effect of the extant permission for the proposed extension.

As noted above, previous appeal decisions have referenced the rhythm and uniformity of development within the area. Additionally significant local concerns are recognised in respect of incongruous and over development.

The previous appeal decisions are material considerations within the consideration of this specific proposal. There are finely balanced consideration to this proposal given that the principle of the extent of the built form is acceptable, that a generous level of side space will remain to the southern boundary, that the host and resultant accommodation are not compromised and the requirements of the National Planning Policy Framework (NPPF).

The NPPF sets out a presumption in favour of sustainable development and encourages the provision of a good supply of a varied mix of homes. Policy BE1 of the Bromley Unitary Development Plan 2006 (the UDP) sets out criteria which proposals for new development will be expected to meet. These include requirements for an attractive appearance, adequate space and suitable access and that the amenity of occupiers of neighbouring buildings should be respected.

There is a significant planning history relating to detached dwellings on the site however a revised design approach has now been made and it is a carefully balanced decision that has to be made. Given the above, and on balance, it may be considered that the proposal is acceptable in that it would not harm the character and appearance of the existing building or the surrounding area and is therefore consistent with Policy BE1, that highways requirements are met and that it would provide an additional home in a sustainable location in accordance with advice in the NPPF.

Local concerns in respect of covenants are noted however this a matter between the two parties concerned and does not form part of the planning considerations.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACC01
ACC01R | Satisfactory materials (ext'n'l surfaces)
Reason C01 |
| 5 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |

Reason: In order to comply with Policy H8 and BE1 of the Unitary Development Plan and in the interest of the neighbouring amenities.

- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 8 ACH32 Highway Drainage
ADH32R Reason H32
- 9 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In the interest of highway safety.

- 10 ACI08 Private vehicles only
ACI08R Reason I08
- 11 ACK01 Compliance with submitted plan
ACC01R Reason C01

INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

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

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

Application: 14/02617/FULL1

Address: 53 Kechill Gardens Hayes Bromley BR2 7NB

Proposal: Erection of attached two storey 3 bedroom dwelling and extensions and alterations to 53 Kechill Gardens.



"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 : 14/02810/FULL6

Ward:
Petts Wood And Knoll

Address : 9 The Chenies Petts Wood Orpington
BR6 0ED

OS Grid Ref: E: 545276 N: 167446

Applicant : Mr & Mrs Pursey

Objections : YES

Description of Development:

Single storey side/rear extension and part conversion of existing garage to habitable accommodation with flue at rear and replacement roof to existing garage and existing rear extension

Key designations:

Conservation Area: The Chenies Petts Wood
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for the following:

- single storey side/rear extension to existing garage measuring 1.75m in width and the length of the existing garage (7.4m)
- part conversion of existing garage to habitable accommodation to provide a family room
- flue at the rear of the existing garage to serve a wood burning stove measuring 4.5m above ground floor level
- replacement roof to existing garage and existing rear extension

Location

The application site is located to the south of The Chenies and is a large, detached family dwellinghouse of a similar size and design to the other properties in the road. The property forms part of the The Chenies Conservation Area. The area also has an Article 4 Direction.

Comments from Local Residents

Nearby neighbours were notified of the proposal. Comments were received and the responses are summarised as follows:

- concerns about proximity of flue to No.7
- concerns that applicant has stated that original garage may have to be demolished
- demolition of party wall would cause mess and inconvenience

Comments from Consultees

The Advisory Panel for Conservation Areas raise objections to the proposal on the basis that existing garages within the conservation area should be retained. Garages are considered an essential part of the designated character and it would appear that floorspace it is possible to achieve floorspace whilst retaining the garage frontage.

Planning Considerations

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

H8 Residential Extensions
BE1 Design of New Development
BE11 Conservation Areas

Planning History

There is no recent planning history at the site. Planning permission was granted under ref. 97/01050 for a rear extension to the property.

Conclusions

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

In respect of the amenities of adjacent neighbours, comments have been received from the adjoining neighbour which have been taken into account whilst assessing the application. The main concerns appear to be proposed flue and the potential demolition of the existing garage. The Agent has been made aware that although the demolition of the garage may not require consent (less the 115 cubic metres) the rebuild of the garage would require planning permission as it does not form part of the current application. Members may consider that, given the scale of the proposal, its siting and orientation, there will not be sufficient harm to the amenities of neighbouring residents to warrant refusal of planning permission in this case. Members may also consider that the location of the flue is acceptable in relation to the adjoining neighbour.

In terms of design, the proposed single storey extension would project 1.75m to the side of the existing garage, filling the void between the property and existing

garage. The proposed roof works involve the change of roof pitch, making the pitch less steep. The replacement garage door is shown to serve a proposed store room. The proposed flue will project approximately 1.1m above the garage but given its siting at the rear of the garage it is unlikely to result in a prominent feature in the streetscene. Whilst the concerns raised by APCA are noted, Members may consider that the proposed extensions are modest in size and the pitched roof over the existing is considered to be in character with the dwelling and wider street scene of the conservation 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 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

Application:14/02810/FULL6

Address: 9 The Chenies Petts Wood Orpington BR6 0ED

Proposal: Single storey side/rear extension and part conversion of existing garage to habitable accommodation with flue at rear and replacement roof to existing garage and existing rear extension



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

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

Application No : 14/02977/FULL1

Ward:
Hayes And Coney Hall

Address : 11 Alexander Close Hayes Bromley BR2
7LW

OS Grid Ref: E: 540462 N: 166301

Applicant : Mrs Tracy Mardle

Objections : YES

Description of Development:

Conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling (Revision to planning permission allowed on appeal reference 13/04292 to include single storey rear extension)

Key designations:

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

Proposal

This application seeks revisions to planning permission reference 13/04292 for conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling. The revisions seek to include single storey rear extensions with rearward projection of 3m and overall height 3.35m sloping down to 2.6m at the eaves. A window is also shown to the ground floor east flank.

Location

The site is located on the north side of Alexander Close to the end of the cul-de-sac.

Comments from Local Residents

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

- overdevelopment
- overbearing
- overshadowing and loss of light

- loss of garden area

Comments from Consultees

No Highway objection is raised to the proposal.

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
H1 Housing Supply
H7 Housing Density and Design
H11 Residential Conversions
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential
London Plan Policy 3.5 Quality and Design of Housing Developments
The Mayor's Supplementary Planning Guidance: Housing

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

Planning History

The planning history includes permission for a two storey side extension, ref. 92/01449 which had restrictive conditions to prevent severance to form a separate self-contained unit. A subsequent application, ref. 13/04292 to convert the dwelling into two was refused but allowed at appeal. It is this application to which revisions are now sought to include for single storey rear extensions.

The planning history also includes a Certificate of Lawfulness for the use of the annex as a separate unit, ref. 14/01130 and under ref. 14/01397 permission was granted for the conversion of the one unit into two; this included an alternative design layout to application ref. 13/04292.

Conclusions

The principle of the conversion of the existing dwelling to two units has been established under planning permission ref. 13/04292. It is therefore now for consideration as to whether the proposed revisions which include single storey rear extensions to each unit are considered acceptable.

There is an existing single storey rear conservatory extension to No. 9 (located to the west of the application site) which has high level windows to the east elevation; neighbour concerns are raised in respect of the loss of light from these windows. It

is recognised that there will be some impact in this respect and it is for careful consideration as to whether this will be significant enough to warrant a planning ground of refusal. The scheme proposes a 3m rearward projection which has the potential to be considered as permitted development in the event an application was received purely in relation to a single dwelling house. It is noted that the existing extension at No. 9 has an opaque glazed roof and therefore light enters the dwelling by this means also. Given the above it is not considered that the proposal will have such a significant impact as to warrant a planning ground of refusal in this respect.

Regarding local concerns in respect of overdevelopment it is considered that the resultant amenity space will not be unduly compromised given that the rear garden areas will be minimum 11m long and 5.5m wide.

The addition of a window at ground floor to the east flank is not considered to result in such a detrimental impact on neighbouring amenities as to raise concern from a planning point of view.

Having had regard to the above it is considered that the revisions to the proposed conversion are acceptable in that they do 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 06.08.2014

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 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 7 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 8 | 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)).

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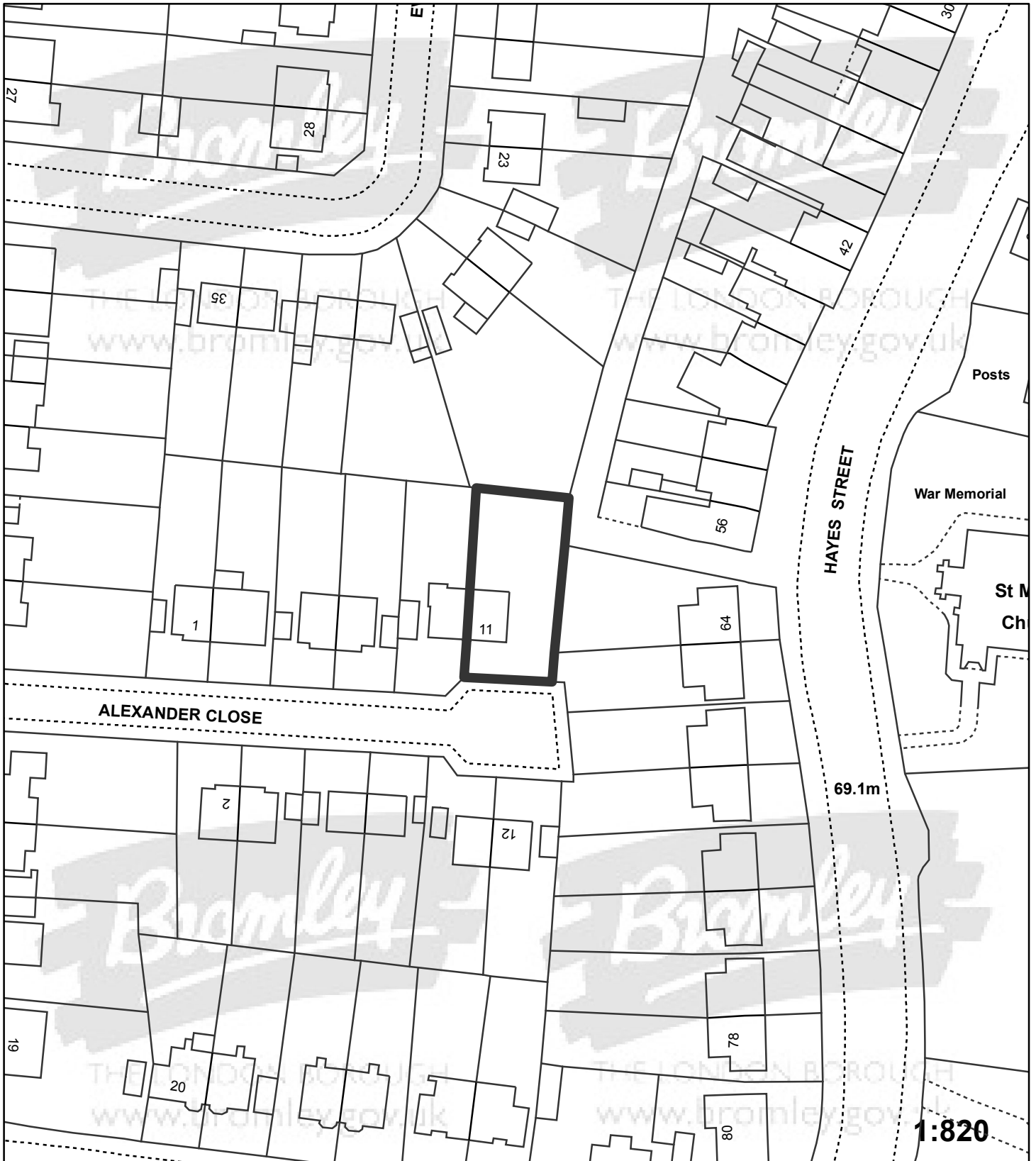
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 3 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk
- 4 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
- 5 You should seek the advice of the Building Control Section at the Civic Centre regarding the need for Building Regulations approval for the works on 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk

Application:14/02977/FULL1

Address: 11 Alexander Close Hayes Bromley BR2 7LW

Proposal: Conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling (Revision to planning permission allowed on appeal reference 13/04292 to include single storey rear extension)



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

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

Application No : 14/02988/FULL6

Ward:
Kelsey And Eden Park

Address : 5 Croydon Road Beckenham BR3 4AA

OS Grid Ref: E: 535882 N: 168215

Applicant : Mrs Joy Boyle

Objections : YES

Description of Development:

Formation of vehicular access and additional hard standing to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London Distributor Roads

Proposal

The application seeks permission for the formation of additional hardstanding to front and vehicular access for 5 Croydon Road, Beckenham. The additional hardstanding will be an area adjacent to no. 7 Croydon Road of approximately 3.5m in depth by 3.4m in depth when scaled from the submitted drawing. The materials to be used for the hardstanding will be shingle. The proposed vehicular access will be 3m in width extending to 4.8m at the point where the dropped kerb will be located.

Location

The application site is a two storey semi-detached residential property on the south-eastern side of Croydon Road, Beckenham. Croydon Road is classified as a London Distributor Road. The property is located close to the roundabout which leads to the Tesco store at Elmers End and to Chaffinch Business Park. There is also a bus stop adjacent to the proposed crossover.

Comments from Local Residents

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

- support for application as parking along this part of Croydon Road is appalling due to people parking for the nearby Elmers End Railway Station
- parking of vehicle "off street" will help relieve parking difficulties as outside application property is a bus stop so the applicants have to park outside neighbouring properties
- hardstanding existing so there will be little building work
- general support for application
- will mean safer access to and from property
- area of large hardstanding can accommodate 4 vehicles
- support for application as will be safer and easier for the residents at no5

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

Comments from Consultees

The Council's Highways Engineers have raised no objection to the proposal. However, have highlighted a number of conditions and informatives, including that 'Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.'

The Council's Streetscene and Greenspace division have raised no objections with regards to the proposed vehicle crossover. However, it is noted that a triple utility cover is currently in front of the property where the proposed access is to be located. They advise that it is the applicant's requirement to pre-arrange, cost and pay for the required alterations to the services in the footway with the utility companies themselves.

Planning Considerations

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

- BE1 Design of New Development
- T11 New Accesses
- T18 Road Safety

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

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

Planning History

There is no relevant planning history at the property.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact upon highway safety.

The property is situated along the south-eastern side of Croydon Road, close to the roundabout which leads to the Tesco store at Elmers End and the Chaffinch business park. Croydon Road, Beckenham is classified as a local distributor road and therefore the formation of an access requires planning permission. Whilst the location close to the roundabout and bend on Croydon Road, and to a bus stop adjacent to the site are noted, comments received from the Council's Highways Engineers state that the proposed layout indicates an area to the front of the house which would allow a vehicle to leave in forward gear. Furthermore, they states that a London Borough of Bromley AutoCad technician has checked the swept path analysis shows that a vehicle can be driven in and out with few manoeuvres. As such there is not considered to be any highway safety concerns. Additionally, there does not appear to be any other vehicular access to the site.

It is however noted by both the Council's Highways Engineers and Streetscene and Greenspace division, that whilst the proposed crossover is considered acceptable, the applicant would need to arrange with the utility company themselves with regards to any works and payment of works that need to be undertaken to the triple utility cover currently located in the area proposed for the dropped kerb.

The property currently benefits from a large area of hardstanding to the front of the property. It is proposed to extend this hardstanding across the whole width and depth of the front garden, whilst retaining a small hedge. Given the presence of the existing hardstanding Member's may consider that this would not cause any undue harm to the character of the area or street scene in general. It is also noted that the property at no. 9 Croydon Road appears to also benefit from a dropped kerb and hardstanding.

Member's may therefore consider that the application as proposed is acceptable and would not cause a detrimental impact to the character of the area, would not result in a significant loss of amenity to local residents and would not cause harm to highways conditions subject to the appropriate conditions.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 3 | ACH09
ACH09R | Restriction on height to front and flank
Reason H09 |
| 4 | ACH32 | Highway Drainage |

INFORMATIVE(S)

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

- 2 Street furniture/ Statutory Undertaker's apparatus "Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

Application:14/02988/FULL6

Address: 5 Croydon Road Beckenham BR3 4AA

Proposal: Formation of vehicular access and additional hard standing to front



"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 : 14/02998/FULL6

Ward:
Plaistow And Sundridge

Address : Treesway Lodge Road Bromley BR1
3ND

OS Grid Ref: E: 541231 N: 170380

Applicant : Mr Clifford

Objections : NO

Description of Development:

2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence

RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

This application seeks retrospective planning permission for 2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence.

Location

The application site is a detached dwelling house located on the east side of Lodge Road. From the road the land rises to the east and to the west; houses to each side of the road are in an elevated position. The road is unadopted and the land to the rear is designated as Metropolitan Open Land. The access road to Sundridge Park Manor is to the rear of the site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report. Any update to this will be reported verbally to Committee.

Comments from Consultees

No objections are raised from a Highway point of view.

Planning Considerations

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

BE1 Design of New Development
T11 New Accesses
T18 Road Safety

SPG1
SPG2

Planning History

The planning history includes a number of applications to extend the property. Application ref. 12/01581 granted consent for the increase of the roof height to include front dormer and elevational alterations, two storey rear part one/two storey sides and first floor front extension. Two applications were then submitted for consideration of a detached double garage to the front of the site with habitable accommodation above. One was withdrawn and the other, reference 12/03288 was refused.

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

A retrospective application was refused, ref. 13/03887, for revisions to permission ref. 13/00074, to include additional rooflights to the ground floor and second floor and alterations to the garage roof design, alterations to the front fenestration and corrected boundary details.

Application ref. 14/01529 for revisions to permission ref. 13/00074 was granted permission and a separate part retrospective application for the installation of 8 air conditioning units with enclosure, ref. 14/00682, was refused and is currently at appeal.

Conclusions

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

Given the siting and design of the boundary treatment, to the front and rear boundaries, they are unlikely to have such a detrimental effect on neighbouring amenity as to raise a planning concern in this respect.

With regard to the character of the area there is an existing rear boundary fence and the replacement with a 2m high close boarded fence with 600mm trellis on top is not considered to have an undue impact to the character of Willoughby Lane. Given the previous arrangement the works to the front wall are not considered to result in a significantly greater impact on the street scene.

No Highways concerns are raised.

Having had regard to the above it is considered that the development is considered acceptable in that it does not result in a significant loss of amenity to local residents, does not result in a detrimental impact on highway safety nor does it impact to the detriment of 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

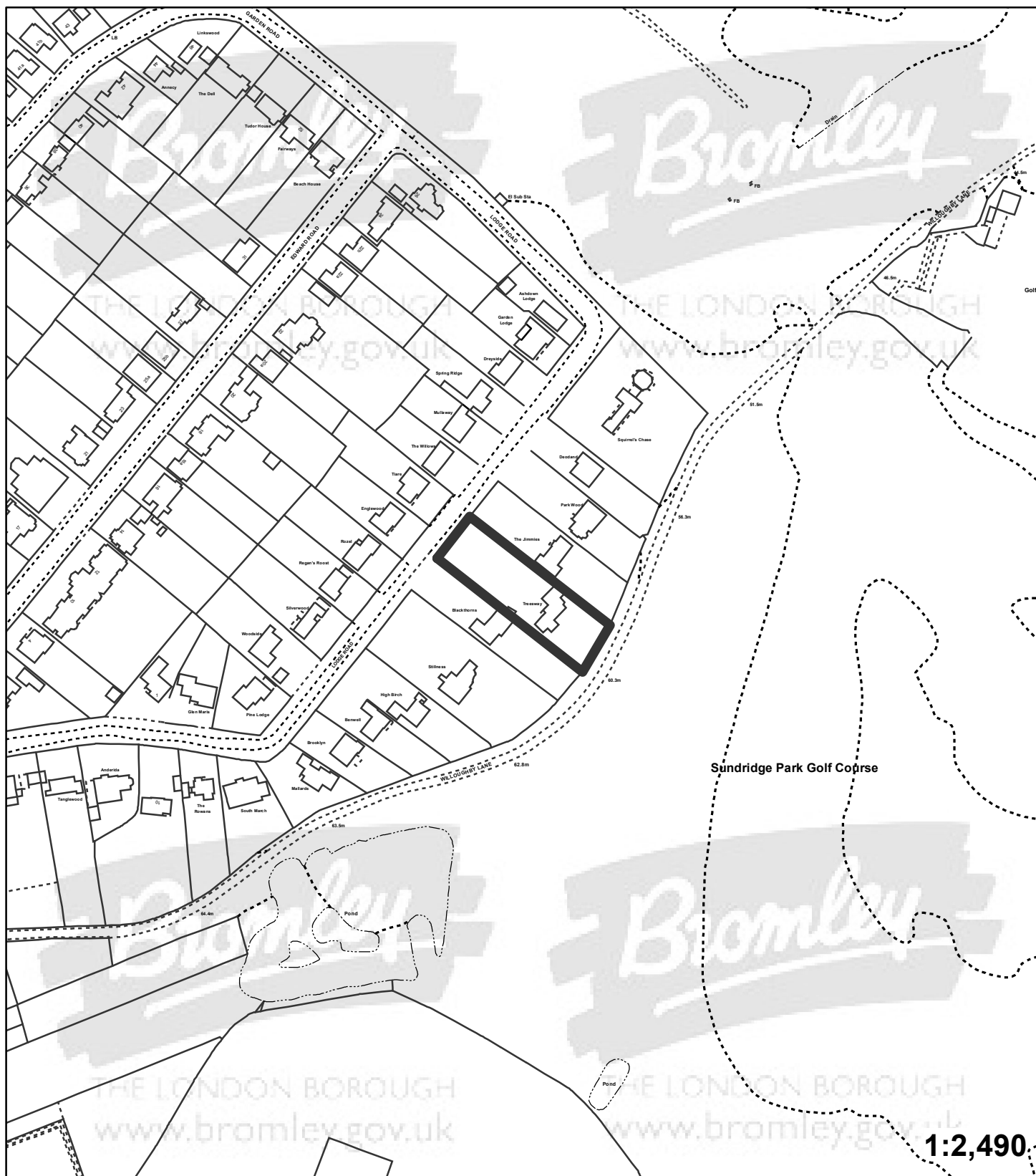
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |
|---|-----------------|--|

Application:14/02998/FULL6

Address: Treesway Lodge Road Bromley BR1 3ND

Proposal: 2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence
RETROSPECTIVE APPLICATION



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

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

Application No : 14/03218/FULL1

Ward:
Farnborough And Crofton

Address : Public Conveniences Adjacent To 20
Church Road Farnborough Orpington

OS Grid Ref: E: 544335 N: 164225

Applicant : Mr Paul Murray

Objections : YES

Description of Development:

Demolition of public convenience building and erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking

Key designations:

Conservation Area: Farnborough Village

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London Loop

Open Space Deficiency

Proposal

Permission is sought to replace a vacant WC block with a two storey 3-bedroom dwelling, incorporating one off-street parking space.

The proposed dwelling will be situated 2.3m away from the NW boundary (shared with No. 20), and will maintain a 0.5m separation to the SE boundary. It will maintain a minimum separation of 3.6m to the site frontage, with one parking space situated to the southern end of the site. It will incorporate a staggered footprint which will measure 7.7m in depth and 7.2m in width and rise to a height of 7.5m. The house will incorporate a gable roof with flat-roofed lead clad dormers to the front and rear elevations. Externally it will comprise of weatherboard and red brick façade. The rear garden/paved patio area will measure 4.3m in depth.

The application is accompanied by a Design and Access Statement and historic photographs of the application site.

Location

The site is situated along the western side of Church Road, approximately 60m south of its junction with Farnborough High Street, and forms part of the Farnborough Village Conservation Area.

The surrounding streetscene contains a number of historic buildings, amongst which is included the adjacent dwelling at No. 20 - a statutory Grade II listed Seventeenth Century two storey house incorporating a weatherboarded first floor, ground floor brickwork with some revealed half timbers and a sloping tiled roof at the rear. The neighbouring house at No. 18 is also a statutory Grade II listed property which dates from Eighteenth Century. A number of other properties within the surrounding streetscene are either statutorily or locally listed. Further information regarding the history of the area is set out in the Council's Supplementary Planning Guidance for the Farnborough Village Conservation Area.

Comments from Local Residents

The following were received from local consultees:

- adjoining St Giles Centre (which is under the auspices of the Parochial Church Council - Parish of Farnborough) may be redeveloped and brought forward which may have an impact on the proposed dwelling
- proposed works at St Giles Centre may encroach on site of proposed dwelling
- block plan does not show neighbouring centre correctly
- neighbouring centre is used by children whose enjoyment and privacy should be protected from the proposed development
- in general, the redevelopment of the proposed WC block is welcome, but the new development should not hinder proposals for the future development of the adjoining site
- proposal will add to parking congestion
- loss of cherry plum tree which is particularly attractive is unacceptable

Comments from Consultees

No objection has been raised by English Heritage.

No technical Highways have been raised, subject to conditions.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- H7 Housing Density and Design
- H9 Side Space

NE7 Development and Trees
T3 Parking
T18 Road Safety

Supplementary Planning Guidance for the Farnborough Village Conservation Area

National Planning Policy Framework

Planning History

Under ref. 13/01719, a proposed detached two storey dwelling was refused on the following grounds:

"The proposal, by reason of its size, excessive footprint and unsatisfactory design would be detrimental to the setting and historic character of No 20 Church Road which is a Grade II Listed Building, and to the overall character and appearance of this part of the Farnborough Village Conservation Area, contrary to Policies BE1, BE8, BE11 and H9 of the Unitary Development Plan, Paragraph 137 of the National Planning Policy Framework, and the Supplementary Planning Guidance for the Farnborough Village Conservation Area.

The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and if permitted would place an unacceptable strain on the existing on-street parking and adversely affect general conditions of road safety in surrounding roads, and is therefore contrary to Policies T3 and T18 of the Unitary Development Plan."

An accompanying application for Conservation Areas Consent, in respect of the demolition of the existing WC building (ref. 13/01722/CAC) was refused on the following ground:

"In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan."

Under ref. 13/03939, an application concerning the demolition of the existing public convenience building and the erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking was refused on the following ground:

"The siting of the proposed dwelling, which will project well beyond the rear building line of the neighbouring dwelling at No 20, is unsatisfactory and would therefore seriously prejudice its amenities by reason of overshadowing, loss of light and visual impact, thereby contrary to Policy BE1 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the setting of neighbouring statutory listed buildings, particularly in relation to the adjacent dwelling at No. 20 Church Road; its impact on the character and appearance of the Farnborough Village Conservation Area; the impact that it would have on the amenities of the occupants of surrounding residential properties; and in relation to parking provision and general conditions of road safety in the area.

Amongst the relevant policies set out on the Unitary Development Plan, Policy BE8 advises that applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Policy BE11 advises that in order to preserve or enhance the character or appearance of conservation areas, a proposal for new development, for engineering works, alteration or extension to a building, or for change of use of land or buildings within a conservation area will be expected to:

- (i) respect or complement the layout, scale, form and materials of existing buildings and spaces;
- (ii) respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- (iii) ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area.

The Supplementary Planning Guidance for the Farnborough Village Conservation Area (at Para 3.25) notes that Farnborough Village contains a number of listed and locally listed buildings. These all make a positive contribution to the character or appearance of the conservation area, as do a number of the unlisted buildings. There will be a general presumption in favour of the retention of all buildings that make such a positive contribution. Elsewhere, the Council will still need to ensure that any re development proposals preserve or enhance the character of the area. When the Council is considering an application for conservation area consent to demolish, the appearance of any proposed replacement building, and its relationship to its surroundings will be a material consideration.

Paragraph 137 of the National Planning Policy Framework advises that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The existing building is not considered to make a positive contribution to the Conservation Area, although given its siting, height and general "low-key" appearance is neither considered to detract from the overall character and appearance this most historic part of the Farnborough Village Conservation Area which contains six statutorily listed buildings (including Church of St. Giles the

Abbot) dating from the Seventeenth to early-Nineteenth centuries and various other locally listed buildings.

In comparison to the application refused under reference 13/3939 the siting of the proposed dwelling has been revised to provide a wider separation of 2.3m to No 20, whilst the footprint itself has been staggered to reduce the projection beyond No 20, and to enable one parking space to be provided within the southern end of the site. The basic vernacular design is considered to be an improvement on previous applications as it has removed some overly fussy ornamentation, which better reflects its local and historic context. Subject to the use of acceptable materials (to be subject to condition) the proposal is considered acceptable. The revised siting of the dwelling will also safeguard the setting of the neighbouring listed building at No 20 which will retain its prominence from views from the south.

On balance it is considered that these changes satisfactorily address the previous grounds of refusal.

As was considered to be the case in respect of the previous application it is, on balance, not felt that neighbouring amenity will be unduly affected by this proposal given the proposed siting of the development and its relationship to surrounding buildings. The confined area of the rear garden is considered somewhat inadequate, but weighed against the patterns of development within this area (historic photos indicate that the site was previously occupied by a dwelling), this feature may be considered acceptable in this particular case.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01719, 13/01722, 13/03939 and 14/03218, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |
| 6 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 7 | ACI13 | No windows (2 inserts) flank dwelling |
| | ACI13R | I13 reason (1 insert) BE1 |
| 8 | ACI01 | Restriction of all "pd" rights |

Reason: In the interests of the visual amenities of the Conservation Area, the setting of the neighbouring Statutory Listed Building, and residential

amenity, and to comply with Policies BE1, BE8 and BE11 of the Unitary Development Plan.

- | | | |
|----|--------|---|
| 9 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 10 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 11 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

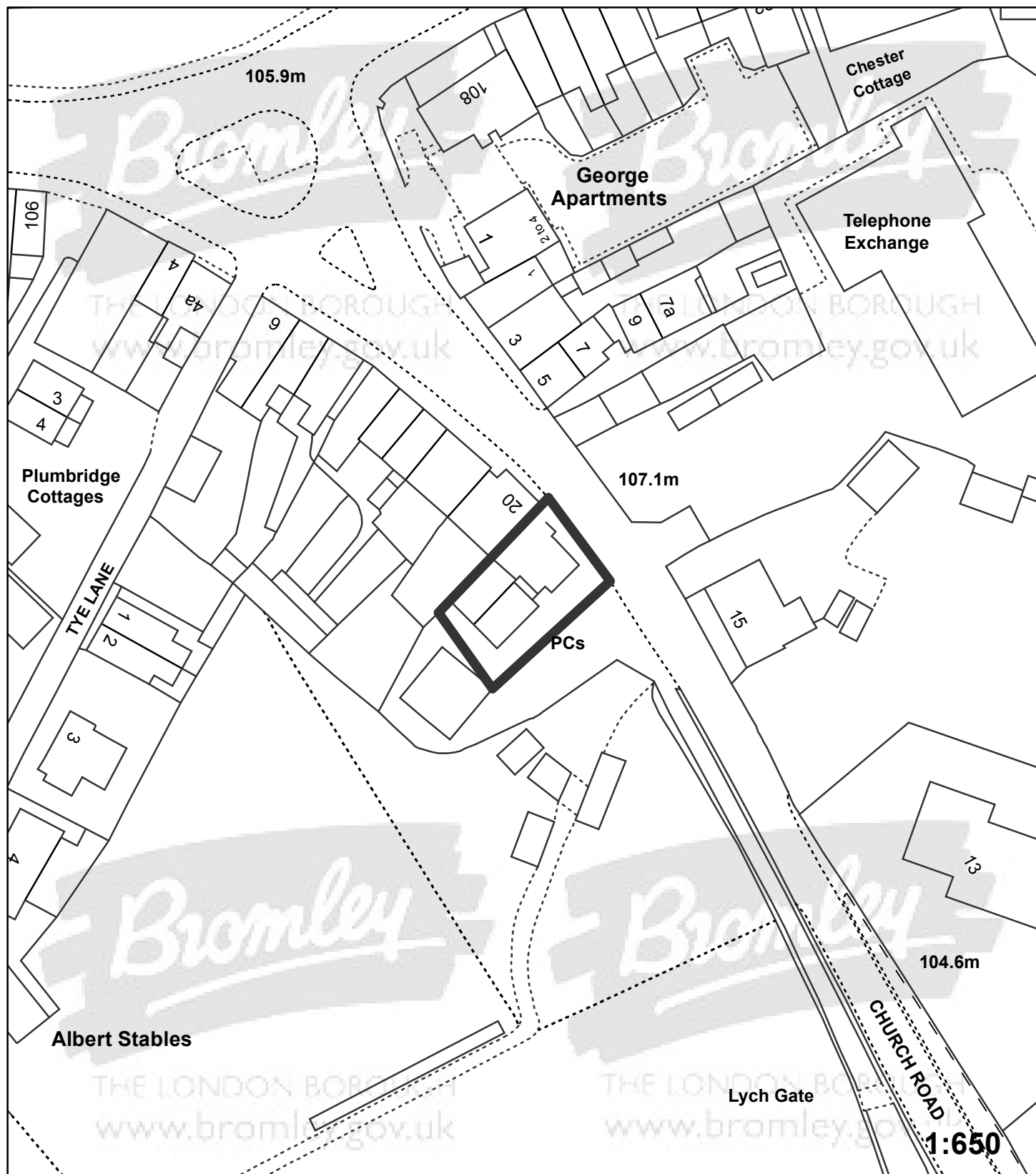
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 3 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

Application:14/03218/FULL1

Address: Public Conveniences Adjacent To 20 Church Road
Farnborough Orpington

Proposal: Demolition of public convenience building and erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street parking



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

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Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/01350/ADV

Ward:
Cray Valley East

Address : Land At Junction With High Street
Blacksmiths Lane Orpington

OS Grid Ref: E: 547247 N: 168011

Applicant : Mr Nick Beckett

Objections : NO

Description of Development:

12 non-illuminated lamppost banner signs on Blacksmiths Lane and High Street , St. Mary Cray.

Key designations:

Conservation Area: St Mary Cray
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Urban Open Space

Proposal

It is proposed to erect 12 non-illuminated banner signs on lampposts in Blacksmiths Lane and High Street, St. Mary Cray. The banners would measure 2m in height and 0.785m in width, and would be attached at a height of 2.4m above ground level.

The banners are to be used for wayfaring signage related to the Nugent Shopping Park, and would not be used for any other brand-related commercial advertising.

Location

A number of the signs would be located on lampposts within St.Mary Cray Conservation Area (Nos.1-5), whilst several of the others would be immediately adjacent to it.

Sign 1 would be located in close proximity to a Statutory Listed Building at Nos.87-91 High Street.

Comments from Local Residents

No third party representations have been received.

Comments from Consultees

No objections are raised to the proposals from a highways point of view.

The Advisory Panel for Conservation Areas recommend a temporary consent.

Planning Considerations

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

BE11 Conservation Areas

BE21 Control of Advertisements and Signs

This application was called into committee by a Councillor.

Conclusions

The main issues in this case are the impact of the banner signs on the character and appearance of St Mary Cray Conservation Area, and on highway safety.

The proposed signs would add visual intrusion and clutter to the area, whilst having no commercial benefit to the Conservation Area. The number of signs proposed within or very close to the Conservation Area would have a detrimental impact on the character and appearance of this part of St. Mary Cray Conservation Area.

The proposals would not have any detrimental impact on highway safety in the close 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 BE REFUSED

The reasons for refusal are:

- 1 The proposed signs, by reason of their number and location within or very close to the Conservation Area, would add visual clutter which would fail to preserve or enhance the character and appearance of this part of St. Mary Cray Conservation Area, and would thereby be contrary to Policies BE11 and BE21 of the Unitary Development Plan.

Application:14/01350/ADV

Address: Land At Junction With High Street Blacksmiths Lane Orpington

Proposal: 12 non-illuminated lamppost banner signs on Blacksmiths Lane and High Street , St. Mary Cray.



"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 '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 14/01372/ADV

Ward:
Cray Valley East

Address : Land Rear Of 1 - 8 Market Meadow Mill
Brook Road Orpington

OS Grid Ref: E: 547169 N: 168213

Applicant : Mr Nick Beckett

Objections : YES

Description of Development:

5 non-illuminated lamppost banner signs on Mill Brook Road and High Street, St Mary Cray.

Key designations:

Conservation Area: St Mary Cray
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Local Distributor Roads Multiple (Spatial)
River Centre Line
Urban Open Space

Proposal

It is proposed to erect 5 non-illuminated banner signs on lampposts in Millbrook Road and High Street, St. Mary Cray. The banners would measure 2m in height and 0.785m in width, and would be attached at a height of 2.4m above ground level.

The banners are to be used for wayfaring signage related to the Nugent Shopping Park, and would not be used for any other brand-related commercial advertising.

Location

Four of the signs would be located on lampposts within St.Mary Cray Conservation Area, whilst the fifth sign would be attached to a lamppost immediately adjacent to the Conservation Area at the entrance to Cray View Close.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from nearby residents in Market Meadow and Chelsfield Lane which can be summarised as follows:

- loss of outlook from additional street furniture
- out of character with the area
- clutter of additional street signage would be detrimental to the conservation area
- signs may encourage additional vehicular traffic along Millbrook Road by customers of the Nugent Centre.

Comments from Consultees

The Council's Highway Engineer considers that Sign 4 adjacent to Cray View Close should be refused as it would be adjacent to a zebra crossing and would cause a visual distraction to drivers, whilst Signs 1 and 5 would be located within the foliage of street trees, and if permitted, are likely to lead to requests to cut the trees back which should be resisted.

The Advisory Panel for Conservation Areas recommend a temporary consent.

Planning Considerations

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

BE11 Conservation Areas
BE21 Control of Advertisements and Signs

This application was called into committee by a Councillor.

Conclusions

The main issues in this case are the impact of the banner signs on the character and appearance of St Mary Cray Conservation Area, and on highway safety.

The proposed signs would add visual intrusion and clutter to the area, whilst having no commercial benefit to the Conservation Area. The signs would be within or adjacent to the Conservation Area and would have a detrimental impact on the character and appearance of this part of St. Mary Cray Conservation Area.

Sign 4 would have a detrimental impact on highway safety, whilst Signs 1 and 5 would be in an undesirable location which would lead to requests to cut back mature street trees.

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

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed signs, by reason of their number and location within or adjacent to the Conservation Area, would add visual clutter which would fail to preserve or enhance the character and appearance of this part of St. Mary Cray Conservation Area, and would thereby be contrary to Policies BE11 and BE21 of the Unitary Development Plan.
- 2 Sign 4 would have a detrimental impact on highway safety due to its close proximity to the zebra crossing and the potential for distracting drivers, and would therefore be contrary to Policy BE21 of the Unitary Development Plan.
- 3 Signs 1 and 5 would be located within the foliage of mature street trees and are likely to lead to requests to cut them back which would be detrimental to the character and appearance of St. Mary Cray Conservation Area, thereby contrary to Policy BE21 of the Unitary Development Plan.

Application:14/01372/ADV

Address: Land Rear Of 1 - 8 Market Meadow Mill Brook Road
Orpington

Proposal: 5 non-illuminated lamppost banner signs on Mill Brook Road
and High Street, St Mary Cray.



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