



THE LONDON BOROUGH  
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DATE: 1 September 2015

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

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Alan Collins, Ian Dunn, Nicky Dykes,  
Robert Evans, Terence Nathan and Angela Page

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on  
**THURSDAY 10 SEPTEMBER 2015 AT 7.00 PM**

MARK BOWEN  
Director of Corporate Services

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

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

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

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

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

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

*Copies of the documents referred to below can be obtained from*  
<http://cds.bromley.gov.uk/>

## A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 16 JULY 2015** (Pages 1 - 6)
- 4 **PLANNING APPLICATIONS**

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

NO REPORTS

### SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Chislehurst Conservation Area	7 - 14	(15/00998/FULL6) - 13 The Glebe, Chislehurst BR7 5PX
4.2	Petts Wood and Knoll	15 - 22	(15/01398/FULL1) - Mega House, Crest View Drive, Petts Wood, Orpington, BR5 1BY
4.3	Petts Wood and Knoll Conservation Area	23 - 30	(15/01485/FULL3) - 9 Station Square, Petts Wood, Orpington, BR5 1LY
4.4	Cray Valley West	31 - 36	(15/01766/FULL6) - 68 St Paul's Wood Hill, Orpington BR5 2SU
4.5	Bickley	37 - 46	(15/01953/FULL1) 104 Nightingale Lane, Bromley BR1 2SE
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### SECTION 3 (Applications recommended for permission, approval or consent)

Report No.	Ward	Page No.	Application Number and Address
4.7	Chislehurst	59 - 68	(15/02772/FULL1) - Hollybank, Manor Park Road, Chislehurst BR7 5PY

4.8	Shortlands	69 - 74	(15/02804/FULL6) - 6 Pickhurst Park, Bromley, BR2 0UF
4.9	Kelsey and Eden Park	75 - 80	(15/03031/PLUD) - 17 Faversham Road, Beckenham, BR3 3PN

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

NO REPORTS

**5 CONTRAVENTIONS AND OTHER ISSUES**

NO REPORTS

**6 TREE PRESERVATION ORDERS**

NO REPORTS

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## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 16 July 2015

### Present:

Councillor Alexa Michael (Chairman)

Councillors Katy Boughey, Kevin Brooks, Robert Evans,  
Simon Fawthrop and Angela Page

### Also Present:

Councillors Russell Mellor and Tim Stevens

## 6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Douglas Auld and Ian Dunn and Councillors Simon Fawthrop and Kevin Brooks attended as their substitutes.

Apologies for absence were also received from Councillors Alan Collins, Nicky Dykes, Charles Joel and Terence Nathan.

## 7 DECLARATIONS OF INTEREST

Councillor Bob Evans declared a prejudicial interest in item 4.4 as a Governor of the Kings Hospital Unit Trust; he did not speak or vote.

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## 8 CONFIRMATION OF MINUTES OF MEETING HELD ON 21 MAY 2015

**RESOLVED** that the Minutes of the meeting held on 21 May 2015 be confirmed.

## 9 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

### 9.1 CLOCK HOUSE

**(15/01691/FULL1) - Stewart Fleming School,  
Witham Road, Penge London SE20 7YB.**

Description of application – Temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps.

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

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to be considered at a future Plans Sub-Committee in conjunction with application reference 15/02597/FULL1 (Part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE TO 3FE).

## **SECTION 2**

(Applications meriting special consideration)

### **9.2 BICKLEY**

#### **(14/04805/FULL1) - White Wings, Bickley Park Road, Bickley, Bromley BR1 2BE**

Description of application – Demolition of existing dwelling and erection of 2 detached two storey 6 bedroom dwellings with accommodation in roofspace, integral garage and re-location of vehicular access.

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.

### **9.3 ORPINGTON**

#### **(15/00082/FULL3) - 16 Station Road, Orpington, BR6 0SA**

Description of application – Change of use from dwelling house (Class C3) to children's day nursery (Class D1), single storey rear extension and widening of existing vehicular access.

Oral representations in support of the application were received at the meeting. Comments from Educational and Child Services were reported.

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

### **9.4 FARNBOROUGH AND CROFTON**

#### **(15/00842/FULL1) - The Princess Royal University Hospital Farnborough Common Orpington BR6 8ND**

Description of application amended to read, 'Erection of: a two storey office building to the north-western elevation of the main hospital for a temporary period

of 3 years; a single storey Critical Care Unit to the south-eastern elevation; removal of two existing structures and erection of a two storey extension to the south-western elevation to provide an Urgent Care Centre; a two storey Medical Records Distribution building to the north-eastern boundary with Starts Hill Road; and a two storey extension to the northern elevation to provide a Medical Records Storage facility and provision of additional 93 car parking spaces with alterations to landscaping PART RETROSPECTIVE'

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Tim Stevens, in support of the application were received at the meeting. Councillor Stevens reported that his fellow Ward Members supported 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 an amendment to Condition 10 and the addition of two further conditions to read:-

"10. Of the 93 parking spaces hereby approved, 70 shall be allocated to staff by way of staff parking permits and six months after the completion of the new parking layout, the applicant will provide to the Local Planning Authority details of the number of additional staff parking permits issued. If this is less than the number of spaces provided in this permission they will also include details of proposals to increase the take up of the staff parking permits to be agreed by the Local Planning Authority.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and in the interests of fully utilising the parking provision and reducing on street parking.

11. The landscaping and planting that presently exists at the boundary of the hereby approved Medical Records Distribution Building and Starts Hill Road shall be permanently retained. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON: In order to comply with Policies BE1 and NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage in the interest of visual amenity and the amenities of adjacent properties.

12. Before the Medical Records Distribution Building hereby permitted is first occupied, the proposed windows in the north-eastern elevation of the building to Starts Hill Road shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

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

**9.5  
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**(15/01541/FULL1) - 32 Church Avenue,  
Beckenham, BR3 1DT**

Description of application – New dwellinghouse to the rear of No.32 Church Road.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received and a late representation was reported at the meeting. It was reported that an appeal for non-determination had been lodged with the Planning Inspectorate and therefore Members had to consider whether or not to contest the appeal. It was also reported that comments from The Environment Agency with regard to drainage were incorrect and Members noted that the site was classified as flood zone 2.

Members having considered the report, objections and representations, **RESOLVED to CONTEST the APPLICANT’S APPEAL AGAINST NON-DETERMINATION** on the grounds set out in the report of the Chief Planner.

**9.6  
PETTS WOOD AND KNOLL**

**(15/01922/FULL6) - 201 Chislehurst Road,  
Orpington BR5 1NP**

Description of application – Detached single storey enclosure to Jacuzzi RETROSPECTIVE APPLICATION.

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

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

1. The proposed development, by reason of its excessive height and proximity to the boundary, is considered to result in a harmful visual impact detrimental to the outlook and amenities of the



neighbouring property at 199 Chislehurst Road contrary to Policy BE1 of the Unitary Development Plan and the National Planning Policy Framework. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** for the removal of the structure and to be deferred for a period of one month from the date of this decision to allow the applicant the opportunity to relocate the structure to a less obtrusive position within the rear garden.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **9.7 DARWIN**

#### **(15/02381/FULL6) - Stoneridge, Silverstead Lane, Westerham, TN16 2HY**

Description of application - Two storey side extension and basement.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to Condition 5 to read:-

“5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 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 comply with Policy BE1 of the Unitary Development Plan and to prevent the overdevelopment of the site.”

The Meeting ended at 8.10 pm

Chairman

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## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/00998/FULL6

**Ward:**  
**Chislehurst**

**Address :** 13 The Glebe Chislehurst BR7 5PX

**OS Grid Ref:** E: 544514 N: 169679

**Applicant :** Mr Jonathon De Maid

**Objections :** YES

### **Description of Development:**

Part one/two storey side/rear extension, glass balustrade to rear balcony, addition of roof canopy to rear, conversion of garage to habitable accommodation and elevational alterations

#### Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 16

### **Proposal**

It is proposed to replace an existing garage on the eastern side of the dwelling with a part one/two storey side/rear extension which would be set back between 1-1.4m from the eastern flank boundary, and would project 9.3m to the rear of the main rear wall of the dwelling. The extension would be set back 0.75m from the front wall of the dwelling at ground floor level, and 2m at first floor level.

A 3.8m deep single storey rear infill extension would also be added, along with an open rear roof canopy at ground floor level adjacent to the western flank boundary with No.12. The existing rear balcony which lies adjacent to the western flank boundary would have glass balustrading installed to the southern and eastern sides whilst retaining the existing timber privacy screen separating it from the balcony to the west at No.12.

A small front infill extension is proposed to the integral garage on the western side of the dwelling, and it would then be converted into habitable accommodation.

The extensions and alterations to the property are required in order to make it more suitable for the needs of the applicant who is a wheelchair user.

No trees on the site are covered by a TPO, but the trees are protected by virtue of its location within Chislehurst Conservation Area. An arboricultural report has been submitted to support the application.

## Location

This end-of-terrace two storey dwelling is located at the far eastern end of the cul-de-sac, and lies adjacent to the rear gardens of properties in Prince Consort Drive. The site is located within Chislehurst Conservation Area, and has a south-facing rear garden with a depth of 35-40m.

## Consultations

A number of letters objecting to the proposals have been received from local residents, and the main points raised are summarised as follows:

- \* overlarge extensions which would be out of proportion with the existing dwelling
- \* reduction in spatial standards within the Conservation Area
- \* excessive rearward projection of the extension beyond the general rear building line
- \* loss of part of the front garden
- \* overdevelopment
- \* loss of outlook from neighbouring properties
- \* overlooking from rear balcony
- \* proposals would not preserve or enhance the Conservation Area
- \* loss of arched side entrance to rear garden
- \* loss of tree in rear garden
- \* pruning of trees and hedges along shared pathway would be required
- \* other extensions to The Glebe properties are single storey only
- \* overlooking from first floor flank windows in proposed rear extension
- \* noise and disturbance from area below roof canopy
- \* loss of light to kitchen and garden at No.12 from adjacent roof canopy
- \* roof canopy would require removal of existing tree on the boundary
- \* would set an undesirable precedent
- \* loss of privacy from ground floor flank patio doors
- \* property would be wider than others in the terrace
- \* provision of en-suite bathroom adjacent to No.12 would cause noise and disturbance (does not require planning permission)
- \* overlooking and overshadowing of properties in Prince Consort Drive
- \* other disabled residents in the close have not required such extensions or alterations
- \* the arboricultural report does not address the tree adjacent to No.12 that would be removed to provide the roof canopy
- \* concerns about the extent of the tree removal and pruning which may result in overlooking from properties in Prince Consort Drive.

## Comments from Consultees

From a highway point of view, the proposed replacement garage would be of a good size, and although only 4.4m would be provided to the front of the garage, the Council's Highway Engineer raises no objections to the proposals given the location and scale of the development.

The Advisory Panel for Conservation Areas did not view the proposals.

With regard to tree matters, the proposals would result in some incursions within the Root Protection Areas (RPA's) of neighbouring trees, but this can be dealt with by way of a condition requiring the submission of a Tree Protection Plan and Arboricultural Statement, which should include the pruning back of canopy encroachment.

### **Planning Considerations**

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

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions  
H9 Side Space  
T3 Parking  
NE7 Development and Trees

### **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of Chislehurst Conservation Area and the amenities of nearby residents, and the effect on any important trees on or adjacent to the property.

The proposed two storey side/rear extension would be set back 1.4m from the eastern flank boundary at the front, reducing to 1m at the rear, and would have a lower roofline 0.4m below the main ridge. The ground floor would be set back 0.75m from the front wall of the dwelling whilst the first floor would be set back 2m. Given the position of the property at the far end of this terrace of eight dwellings, the proposed extensions would not appear overly bulky or cramped within the street scene, and are not considered to have a detrimental impact on the character and spatial standards of this part of Chislehurst Conservation Area.

The small front infill extension to the western garage would not detract from the appearance of the dwelling or its neighbouring properties.

The proposed two storey rear extension would project 9.3m to the rear of the main rear wall of the dwelling, but it would be set 10m away from the western flank boundary with the adjoining property at No.12, and approximately 25m away from the rear elevations of properties fronting Prince Consort Drive which have a good level of tree screening in their gardens (three mature lime and sycamore trees within the rear gardens of Nos.12 and 14 Prince Consort Drive are protected by a TPO). Part of the two storey rear extension and the proposed single storey rear infill extension would be set behind adjoining single storey rear extensions to Nos.12 and 13 which have balconies above and a flank screen, and although this may help to reduce the impact on outlook from rear windows at No.12, Members may consider, on balance, that the proposed rear extension would be overly large

in terms of height and depth, and would result in a significant loss of outlook from the adjoining properties in The Glebe and Prince Consort Drive.

With regard to privacy issues, the proposed first floor windows in the western flank elevation facing No.12 would be secondary bedroom and landing windows which can be conditioned to be obscure glazed to prevent overlooking. Ground floor flank doors in the western elevation are far enough away from the adjoining properties not to cause any undue overlooking. Furthermore, the existing privacy screen between the first floor balconies to Nos.12 and 13 would be retained and glass balustrading is proposed to its southern and eastern sides to improve safety.

With regard to the impact on privacy to properties in Prince Consort Drive, the side/rear extension would be set approximately 25m away with good tree screening in between, and the first floor flank windows to a bedroom and bathroom would be obscure glazed. A new clear glazed staircase window would be installed at first floor level in the existing eastern wall of the dwelling, but this is not considered to cause undue overlooking of neighbouring properties.

The proposed ground floor canopy to the rear of the existing dining room adjacent to No.12 would measure 3m x 3m and would have a height of 2.7m with a lantern above. It is not considered to cause any significant harm to the amenities of the adjoining property due to its modest depth and open nature.

The proposals would require the removal of two trees within the back garden of the property, one close to the proposed two storey rear extension, and one adjacent to No.12, and no objections are raised to their loss. The proposals are not considered to have a detrimental impact on important trees on or adjacent to the site, subject to the submission of a Tree Protection Plan and Arboricultural Statement.

In conclusion, the proposals are considered to have a detrimental impact on the outlook from adjoining properties.

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

## **RECOMMENDATION: APPLICATION BE REFUSED**

**The reasons for refusal are:**

- 1 The proposed part one/two storey side/rear extension would, by reason of its size, height and excessive depth of rearward projection, have a seriously detrimental impact on the amenities of adjoining residential properties by reason of loss of outlook, and would be contrary to Policy BE1 of the Unitary Development Plan.**

**You are further informed that :**

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

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

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

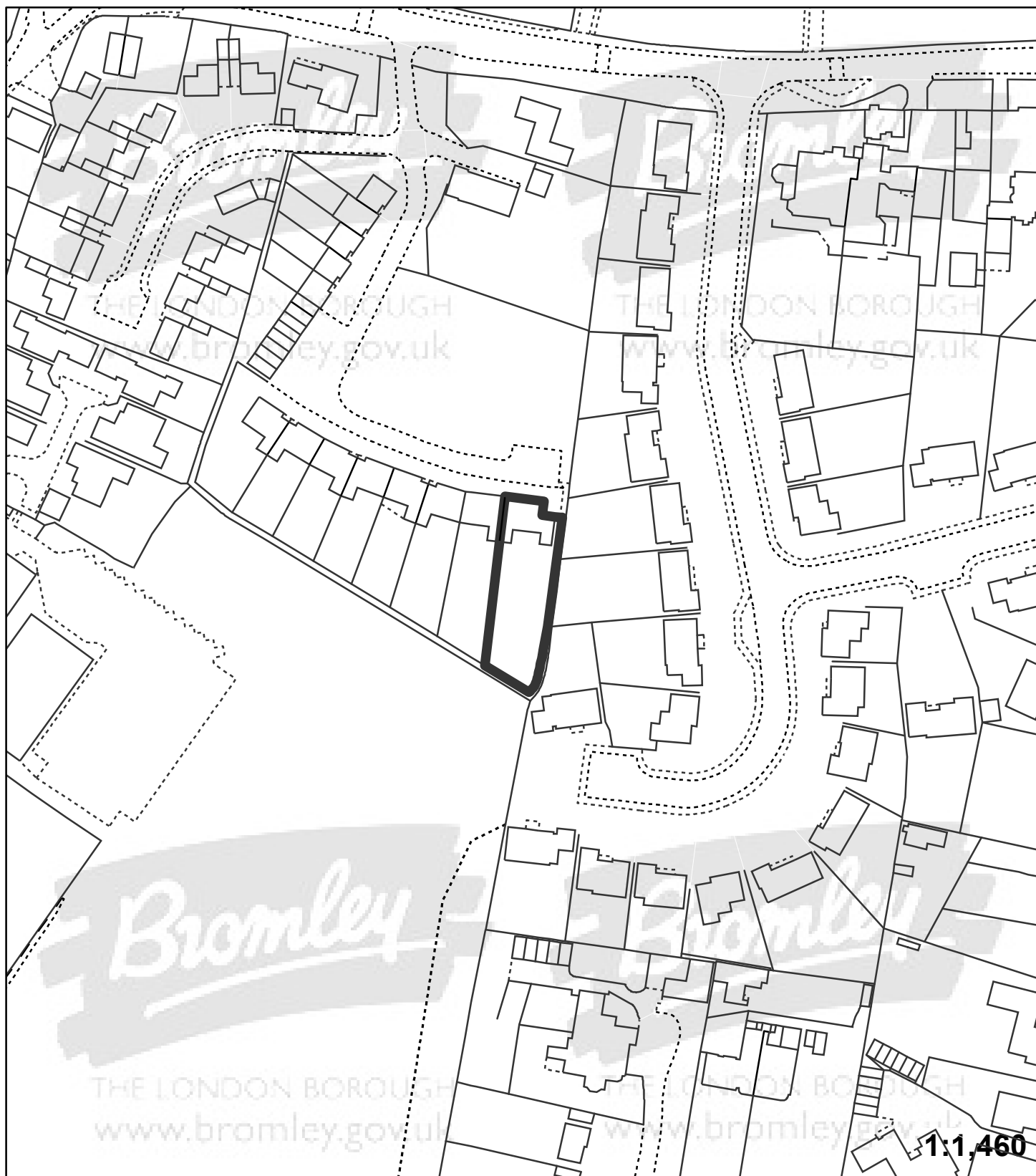
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**Application:**15/00998/FULL6

**Address:** 13 The Glebe Chislehurst BR7 5PX

**Proposal:** Part one/two storey side/rear extension, glass balustrade to rear balcony, addition of roof canopy to rear, conversion of garage to habitable accommodation 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 '2' – Applications meriting special consideration**

**Application No :** 15/01398/FULL1

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

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

**OS Grid Ref:** E: 544257 N: 167744

**Applicant :** G K GOLDMAN KLEIN LTD

**Objections :** YES

### **Description of Development:**

Erection of roof extension over part of building to provide B1(a) office accommodation

Key designations:

Smoke Control SCA 8

### **Proposal**

This application was deferred by the Planning Sub-Committee which convened on 2 July 2015 in order to await the outcome of an appeal decision relating to a previous application at the site. The previous report is repeated below with relevant annotations and revisions added.

This scheme is for the provision of a mansard roof extension to the existing block to provide additional 2585sq ft. /240 sq. metres of additional floor space at third floor level to create one additional office suite. The proposed mansard roof would occupy the section of roof between the existing projecting core/tank room of the building and a projecting element at the SE end of the building. The extension will include three balconies to the rear elevation.

The proposed plans also include elevational alterations to the existing building, including partial rendering and cladding, the provision of new uPVC windows, and alterations to the existing front glazed entrance to incorporate a dark grey aluminium finish. The application submission states that the existing 50 off-street parking spaces will remain in place.

This application is accompanied by a Planning, Design & Access Statement.

In a supporting letter dated 5 August, the agent has suggested that, in a considering a previous proposal at the site, the Planning Inspector dismissed the appeal solely on the grounds that, in his opinion, the proposed mansard roof on that part of the building adjacent to the gardens of Crest View Drive would have an adverse impact on the visual character of this backland area. The agent goes on to say that this revised scheme, by contrast, would not result in any increase in height

on that part of the building adjacent to the gardens of Crest View Drive. The agent argues that the proposal accords with the findings of the Inspector.

## **Location**

The application site is located to the SE corner of Crest View Drive, in close proximity of its junction with Queensway which forms the western part of Petts Wood District Centre. The site adjoins residential development to the north and west. The neighbouring properties to the north comprise of two-storey suburban houses, whilst the building to the west (along the facing side of the road) forms a four-storey block of 12 flats of modern appearance. A public car park adjoins the site beyond its southern boundary, and a railway line beyond its eastern boundary.

## **Consultations**

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

- current height of Mega House is in keeping with neighbouring properties
- additional storey will make the building more dominant and taller than surrounding buildings
- excessive parking demand in the area requires further restrictions
- proposal will enable the entire building to be updated
- support for proposal

## **Comments from Consultees**

From a technical Highways perspective, looking at the parking standards for the whole building, including the additional floor, the parking provision would meet UDP standards.

## **Planning Considerations**

The application falls to be determined in accordance with Policies BE1, T3 and EMP2 of the Unitary Development Plan (UDP) and the National Planning Policy Framework (NPPF).

The most relevant London Plan (2015) policies are as follows:

6.13 Parking

7.2 An inclusive environment

7.4 Local character

7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

## **Planning History**

Under application ref. 14/02500, Prior Approval was granted in respect of the change of use of the existing building from Class B1(a) office use to residential Class C3 use to provide 29 flats. The proposal also reduced the number of parking spaces within the site to around 32 (subject to the final layout being agreed) from the existing 50.

Under ref. 14/04311 planning permission was granted in respect of elevational alterations to the existing building.

Under ref. 14/04309 an application for the erection of a roof extension to form part fourth floor to provide office accommodation was refused on the following ground:

"The proposal, by reason of its excessive scale, bulk and height, would result in an overly prominent structure within the streetscene, which would adversely affect the visual amenities of the area, contrary to Policy BE1 of the Unitary Development Plan."

That application was the subject of an appeal which was dismissed on 30 July 2015. The Planning Inspector concluded, at Para 9 of the Appeal Decision that:

***"In my view the impact of the appeal building on the rear gardens of the houses on the east side of Crest View Drive is greater than its effect on the street scene. Because it extends well back from the street frontage the main 3-storey part of the building forms a 9m high wall of development just over 13m to the south of the nearest of these gardens. Increasing the height of the building by around 2.5m would have an adverse impact on the visual character of this backland area... the height and bulk of the extended building would appear out of scale and dominant within its surroundings. Taken with the effect of the extension on the street scene I consider that the impact justifies the refusal of permission."***

Neighbouring site: Mortimer House, 40 Chatsworth Parade

Of relevance, under ref. 10/03144 planning permission was granted in December 2010 in respect of a three-storey rear extension and an additional storey to part of the existing block (to form a part-4 and part-3 storey building) to provide additional office accommodation incorporating new entrance and alterations to car parking layout. That scheme was not implemented.

Subsequently, under ref. 11/00538, an application relating to the neighbouring building at Mortimer House (situated to the southern side of the adjoining public car park) involving for a four-storey extension and an additional two storeys to the existing offices to provide part four/ five storey building, was refused for the following reasons:

***"The proposal, by reason of its excessive scale, bulk and height, would result in an overly prominent structure within the street scene***

***and would impact detrimentally on the visual amenities of the area, contrary to Policy BE1 of the Unitary Development Plan."***

***"The proposed development would be detrimental to the amenities now enjoyed by the residents of properties adjoining the site by reason of loss of prospect and visual impact as a result of the four storey rear extension, contrary to Policy BE1 of the Unitary Development Plan."***

This latter application was subsequently dismissed at appeal.

## **Conclusions**

The main considerations in this case relate to the impact of the proposal on local character and townscape and on residential amenity; the appropriateness of this development in this location in light of Policy EMP2 of the UDP and the NPPF; and whether the scheme provides an appropriate amount of parking. In addition, the recent appeal decision referred to above constitutes an important material consideration.

In terms of local character, the application site is situated just beyond the northern periphery of Petts Wood District Centre, and adjoins residential development to the north and west. The development to the north comprises of two-storey houses. The facing block is four storeys in height, but incorporates a substantially smaller footprint (in comparison to Mega House) which measures approximately 300sq metres in area. The buildings to the south fronting Queensway are of two/three storey form and contribute to the modest scale and suburban character of this part of Petts Wood. As noted above, the neighbouring office block at Mortimer House (situated within the opposite side of the public car park) was granted planning permission under ref. 10/03144 for extensions that would have resulted in a part-4 and part-3 storey building. Given its somewhat more concealed location (within close proximity of the railway line and the commercial centre of Petts Wood), it is not considered that this development is directly comparable with the application scheme or provides justification to favour it; furthermore, the Appeal Decision relating to the dismissed 2011 application (ref. 11/00538) highlighted the harm resulting from excessive height.

The previous case (ref. 14/04309) which was assessed before the Inspector, and was the subject of the July 2015 decision, concerned a more substantial roof / third floor addition. In comparison to the application refused under ref. 14/04309 the current scheme has been amended to omit the mansard roof addition above the northern wing of the building so that the extension will be confined above the part of the building which faces toward and is parallel to Crest View Drive and Queensway. The northern wing will remain three storeys in height and retain its existing flat roof. In this context, the proposal should again be considered in terms of its design and impact on the wider streetscene.

In dismissing the above appeal, the Inspector's decision was based in large part, on its impact on the rear gardens of the houses on the east side of Crest View Drive which would be "greater than its effect on the street scene". However, in

forming his overall judgement, the Inspector alluded that the cumulative impact of the proposal made the scheme unacceptable ("Taken with the effect of the extension on the street scene I consider that the impact justifies the refusal of permission.").

In respect of the appeal, concerns were raised by the Planning Inspector in respect of the impact of the previous scheme on the neighbouring rear gardens along Crest View Drive. In comparison to that previous scheme, the northern wing of the proposal has been removed with only the eastern element now retained. Whilst there will be an overall wider separation between the development and the northern boundary adjoining the rear gardens of the Crest View Drive properties, the far-NE corner of the extension previously proposed will not only remain, but will be somewhat bulkier in appearance, taking account of the nature of the mansard roof design proposed. As such, it is considered that the concerns expressed by the Inspector will persist, since one of the most dominant aspects of the previous proposal will remain in place. Accordingly, it is considered that the proposal will remain over-dominant when viewed from the rear gardens of the neighbouring Crest View Drive properties.

Although it is recognised that the changes made to the previous application have sought to overcome the grounds of refusal issued in respect of that scheme, further concerns remain in respect of the design of the proposal and its impact on the balanced appearance of the host building. Policy BE1 requires that new development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings. In that regard it is considered that the resultant three/four storey juxtaposition created by this proposal will result in the enlarged building being unsatisfactory in appearance and thereby harmful to the character of the streetscene and the wider area.

In regard to the appropriateness of this office accommodation, Policy EMP2 advises that proposals for office development will be expected to ensure that:

- (i) the shopping functions of the town centres are not impaired;
- (ii) access to the development by means other than the private car can be achieved, if necessary through the use of planning obligations; and
- (iii) on small office schemes mixed use or flexible space for small businesses and start-ups can be achieved.

The policy goes on to advise that schemes that provide facilities for small businesses will be permitted in local centres, provided that the vitality and viability of that centre is not impaired.

In light of the above policy criterion, it is considered that the proposal is acceptable in that the shopping function of the town centre will not be impaired; that there is adequate public transport service provision within close proximity of the site; and that the additional floor space has the potential to provide a beneficial business resource.

On the matter of parking, this application does not refer to the residential scheme which is the subject of Prior Approval for 29 flats within the existing building (with the associated reduction of parking spaces). The application has been submitted

on the basis that this scheme provides an extension to the existing office accommodation with the existing 50 parking spaces remaining. As the existing level of parking provision is to remain, Members may consider that this existing level would be acceptable despite there being a net increase in office accommodation within the site.

In summary, whilst the principle of providing new office accommodation is considered acceptable, particularly given the potential loss of the existing office accommodation, the impact of this scheme on local character, particularly in view of its scale, bulk and height, is considered unacceptable.

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: APPLICATION BE REFUSED**

**The reasons for refusal are:**

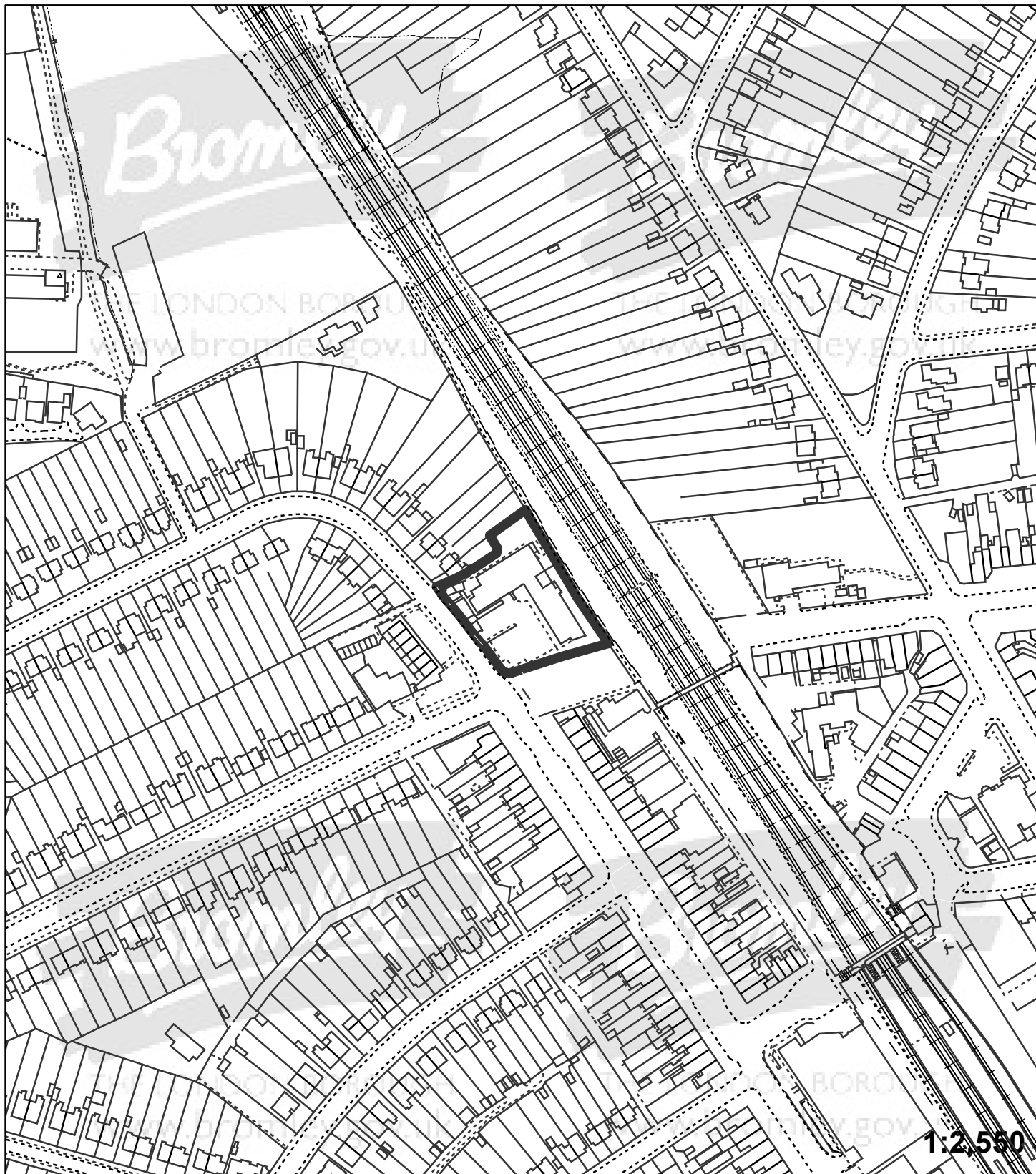
- 1. The appearance of the extension is unsatisfactory with little regard for architectural design in relation to form and proportion of individual elements, and will thereby unbalance the appearance of the building and undermine the character of the surrounding streetscene, thereby contrary to Policy BE1 of the Unitary Development Plan.**
- 2. The proposal, with its considerable height and massing, would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth, thereby contrary to Policy BE1 of the Unitary Development Plan.**



**Application:**15/01398/FULL1

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

**Proposal:** Erection of roof extension over part of building to provide B1(a) office accommodation



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

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## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/01485/FULL3

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

**Address :** 9 Station Square Petts Wood Orpington  
BR5 1LY

**OS Grid Ref:** E: 544499 N: 167682

**Applicant :** Mr Paul McGill

**Objections :** YES

### **Description of Development:**

Part demolition and re-building of first floor and conversion of first and second floor flat into 1 two bedroom and 1 one bedroom flats; part two/three storey rear extension comprising extension to ground floor retail unit with 2 two bedroom flats on first and second floors, including rear balconies.

Key designations:

Conservation Area: Station Square Petts Wood  
Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
Primary Shopping Frontage  
Smoke Control SCA 4

### **Proposal**

It is proposed to convert the existing first and second floor three bedroom flat above the ground floor shop into 1 two bedroom and 1 one bedroom flats, demolish the rear first floor accommodation, and construct a part two/three storey rear extension to the property which would comprise an extension to the ground floor retail unit, and the provision of 2 two bedroom flats, one on each floor above. The two flats in the rear extension would have balconies facing the rear, and access to all four flats would be via the flat roof area between the main building and the rear extension, which would also act as communal amenity space for the flats.

No car parking is proposed for the development, although there would appear to be space for 2 or 3 vehicles at the rear of the extension accessed from the rear service road. Cycle and refuse storage would be provided at the rear.

The application is accompanied by a Design and Access Statement, a Transport Report and a Secure by Design Report (a revised copy of which was received on 14th August). Revised plans were submitted on 12th June which increased the provision of cycle and refuse storage.

### **Location**

The application site is occupied by a three storey mid-terrace building located on the eastern side of Station Square, which forms part of the primary frontage of Petts Wood District shopping centre. It also lies within Station Square, Petts Wood Conservation Area.

The property comprises a vacant unit on the ground floor which was previously used as a bank, with a 3 bedroom flat on the first and second floors above accessed from the rear via an external staircase. The ground floor currently extends 12/13m further to the rear of the main frontage building, and first floor accommodation is provided over the rearmost part of the building which has access to the flat roof area.

A detached garage is located to the rear, and whilst there is currently room for parking in this area, the agent has confirmed that this is of an informal nature, and is not currently used by occupiers of the flat.

### **Consultations**

Nearby owners/occupiers were notified of the application and representations were received, including from Petts Wood and District Residents' Association, which can be summarised as follows:

- \* overlarge development
- \* overdominant in the street scene
- \* lack of car parking would lead to additional pressure for parking in nearby roads
- \* a prior approval application for change of use of 26A Station Square from office to residential was recently refused due to lack of parking
- \* additional on-street parking would be detrimental to the Conservation Area and nearby Area of Special Residential Character
- \* overlooking of neighbouring properties in Petts Wood Road from rear windows and balconies
- \* the existing residential flat is occupied not vacant as stated
- \* inadequate access to the flats
- \* loss of light, privacy and prospect to neighbouring residents
- \* loss of existing parking
- \* would set an undesirable precedent
- \* Flat 1 would be substandard in size
- \* extension would be higher than neighbouring property at No.11
- \* design would have a detrimental visual impact on adjoining ASRC
- \* Flat 4 would have inadequate amenity space
- \* similar proposal was refused at No.23 in 2007
- \* would add to refuse problems and fly tipping
- \* loss of light and privacy to flats above the shops in Station Square.

### **Comments from Consultees**

The Council's Highway Engineer has commented that although no car parking would be provided for the development, the submitted survey indicates that the

majority of the on-street parking demand during the day is likely to be non-residential, and given that nearby roads (Petts Wood Road and West Way) have free parking, it would be difficult to sustain a ground of refusal. There does, however, appear to be some room for parking (2 or 3 vehicles) behind the building, and it would be preferable for some parking to be made available.

The Advisory Panel for Conservation Areas (APCA) raises no objections.

There are no drainage objections seen to the proposals, and Thames Water has no concerns.

With regard to crime prevention, the measures proposed within the Secure by Design document are considered acceptable.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies and guidance:

UDP Policy BE1 (Design of New Development)  
UDP Policy BE11 (Conservation Areas)  
UDP Policy H7 (Housing Density & Design)  
UDP Policy H11 (Residential Conversions)  
UDP Policy T3 (Parking)

The London Plan (2015):

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments (including Table 3.3 - Minimum space standards for new development)

Major's Housing SPG  
The National Planning Policy Framework (NPPF)

### **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of Station Square, Petts Wood Conservation Area, on the amenities of neighbouring residents, and on pressure for parking in the surrounding area.

With regard to the density of the proposed development, Table 3.2 of Policy 3.4 (Optimising Housing Potential) of the London Plan (2015) gives an indicative level of density for new housing developments. In this instance, the proposal represents a density of 105 dwellings per hectare with the table giving a suggested level of between 45-170 dwellings per hectare in an urban area with a 3 PTAL location. The proposals would therefore result in an intensity of use of the site that would be within the thresholds in the London Plan. However, the proposals need to be assessed against the wider context in terms of the character, spatial standards and townscape value of the surrounding area.

The proposals comprise 3 two bedroom three person flats (Flats 1, 2 and 4), and 1 one bedroom two person flat (Flat 3). The London Plan suggests that the minimum size of a two bedroom three person flat should be 61sq.m., and whilst Flat 1 would be under this at 54sq.m., it is one of the converted flats and would not be unacceptably small to warrant a refusal on those grounds. Furthermore, permission was recently granted for the conversion of the upper flat at No.7A adjacent into 2 flats under ref.14/03822.

The other converted flat (Flat 3) would be a one bedroom two person flat, and at 59sq.m., would exceed the minimum 50sq.m., whilst the two new flats in the extension (Flats 2 and 4) would, at 75sq.m. and 95sq.m. respectively, significantly exceed the minimum space standard of 61sq.m.

The proposed development would not be visible from Station Square, and views of the development would be limited to the rear of the shopping parade and neighbouring residential properties. The proposals are not, therefore, considered to have a detrimental impact on the character and appearance of the Conservation Area, and no objections have been raised by APCA.

With regard to the impact on neighbouring properties, the flatted development at the rear would extend to 8.6m in height (which would be higher than the rear extension to Sainsburys adjacent at No.11), and would have living room and primary bedroom windows in the rear elevation. In addition, each flat would have a rear-facing balcony which, in addition to the rear-facing windows, would result in overlooking of neighbouring properties in Petts Wood Road and their back gardens.

The first and second floor rear extension would be located between 7-11m from the rear elevation of the converted flats, and although their close proximity may impact on mutual outlook from the flats, this may not be to such an extent to significantly affect the residential amenities of future occupiers. Some loss of outlook may occur to adjacent flats within this terrace, but this would be mainly limited to oblique views, and given the separation distances involved, this is not considered to be unduly harmful to the amenities of adjoining occupiers.

With regard to the impact on parking in the surrounding area, the Council's Highway Engineer considers that a car-free development would be acceptable in this case, although the provision of 2 or 3 on-site car parking spaces would be preferable. If Members were minded to grant permission, a condition could be imposed to require such provision.

Limited amenity space is provided for the flats, but this is not uncommon in a District Shopping Centre, and some private and shared provision has been made for future occupiers.

In conclusion, the proposals are considered to result in an unacceptable level of overlooking of neighbouring properties in Petts Wood Road.

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 14.08.2015 12.06.2015**

**RECOMMENDATION: APPLICATION BE REFUSED**

**The reasons for refusal are:**

- 1 The proposals would result in an unacceptable level of overlooking of neighbouring residential properties in Petts Wood Road from rear windows and balconies within the rear extension, which would be seriously detrimental to the amenities of those residents and contrary to Policy BE1 of the Unitary Development Plan.**

**You are further informed that :**

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

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

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

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**Application:**15/01485/FULL3

**Address:** 9 Station Square Petts Wood Orpington BR5 1LY

**Proposal:** Part demolition and re-building of first floor and conversion of first and second floor flat into 1 two bedroom and 1 one bedroom flats; part two/three storey rear extension comprising extension to ground floor retail unit with 2 two bedroom flats on first and second floors, including rear



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

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## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/01766/FULL6

**Ward:**  
**Cray Valley West**

**Address :** 68 St Paul's Wood Hill Orpington BR5  
2SU

**OS Grid Ref:** E: 545754 N: 169573

**Applicant :** Mr Darren Martin

**Objections :** YES

### **Description of Development:**

Part one/two storey side/rear and single storey front/side extensions

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 17

### **Proposal**

The application relates to part one/two storey extensions to the front, side and rear of the host dwelling. Since planning permission has previously been granted for the part one/two storey side and rear element (construction works having been commenced in respect of this element), the key consideration in this case related to the single storey front and side element now sought in this application which will project 1.5m forward of the host building and encompass a side garage and front canopy feature both elements incorporating a mono-pitch roof.

### **Location**

The application site is a semi-detached dwelling set on the northern edge of St. Pauls Hill. The surrounding locality is predominantly residential in nature.

### **Consultations**

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

Comments from Consultees

No technical Highways objections have been raised.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

Under ref. 12/02140 planning permission was granted in respect of a two storey side extension and part single/two storey rear extension. Construction works have commenced in respect of this scheme.

## **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.

Since the two storey side extension and part single/two storey rear extension has previously been permitted, the main consideration in this case relates to the proposed single storey front and side extension now sought. (The two storey extension is set back from the front elevation and inset 1m from the eastern boundary at ground and first floors.) It should however be noted that the front elevation will now incorporate a juliet balcony rather than a conventional window.

Whilst the ground floor extension now sought will extend up to the eastern boundary, from a visual perspective it will appear as a distinct element from the two storey element at the rear which will be set back by 4m from the frontage. The two storey element in its entirety will continue to maintain a full 1 metre separation to the flank boundary, as such according with Policy H9 of the UDP.

With regard to neighbouring amenity, the ground floor element of the rear extension would project to meet the line of the existing extension at no. 70 and then project a further 1m rearward. This is considered to be acceptable. At first floor, the extension is shown as not crossing the notional 45 degree line of visibility from the first floor windows of both no. 70 and 66 St. Pauls Wood Hill and is therefore not considered to result in any adverse impact on residential amenity.

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

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

**RECOMMENDATION: PERMISSION**

**as amended by documents received on 17.08.2015**

**Subject to the following conditions:**

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

**Reason: Section 91, Town and Country Planning Act 1990.**

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

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

- 3 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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

- 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.**

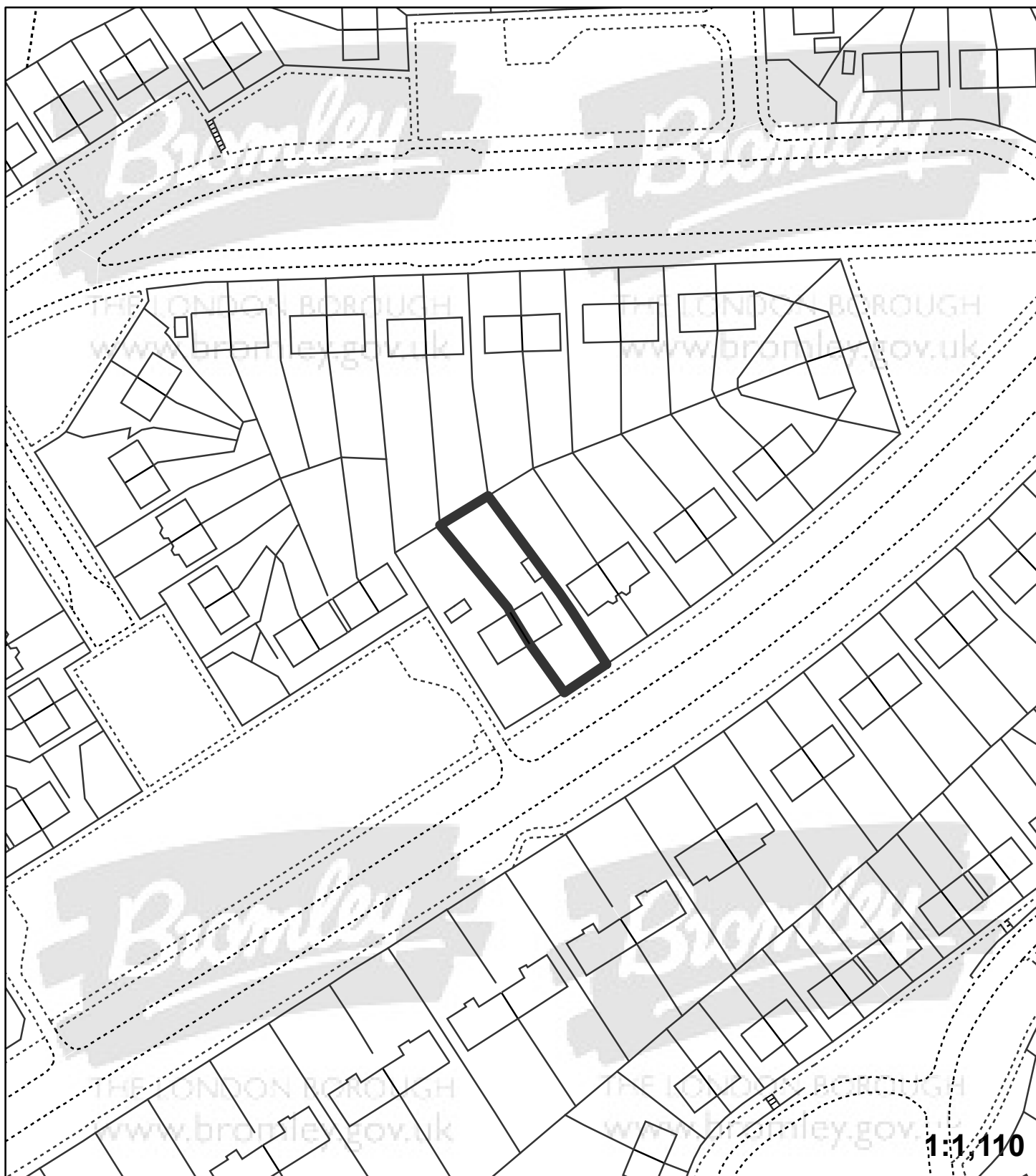
**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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**Application:**15/01766/FULL6

**Address:** 68 St Paul's Wood Hill Orpington BR5 2SU

**Proposal:** Part one/two storey side/rear and single storey front/side extensions



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## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/01953/FULL1

**Ward:**  
**Bickley**

**Address :** 104 Nightingale Lane Bromley BR1 2SE

**OS Grid Ref:** E: 541235 N: 169121

**Applicant :** Mr Faisal Younus

**Objections :** YES

### **Description of Development:**

Retention of detached two storey 4 bedroom house with revision to dwelling to remove upper section of roof and reduce ridge height by 1.1metre

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Smoke Control SCA 12  
Smoke Control SCA 13

### **Proposal**

Retrospective permission is sought in respect of the retention of the existing dwelling which is larger than the development which was granted planning permission at the site. The unauthorised building measures a maximum 15.4m in width and 10.9m in depth and rises to a height of 9.7m (as measured from the damp proof course). This application proposes a 1.1m reduction in the ridge height (and associated alterations to the roof formation to form a partial barn-hip at the front) in order to achieve a height parity with a previously-permitted scheme at the site, and has been submitted in response to a March 2015 Enforcement Notice which requires the removal of the unauthorised building in its entirety.

The application is accompanied by a Design and Access Statement.

### **Location**

The application site formerly accommodated a detached bungalow which was demolished in 2014. The site is situated along the northern side of Nightingale Lane, approximately 30 metres to the east of its junctions, with Wanstead Road, Rochester Avenue and Bishops Avenue. The surrounding area is almost entirely residential in character, with the exception of The Widmore Centre and Bickley Primary School which are situated some 130 metres further east along Nightingale Lane.

The site of number 104 Nightingale Lane appears once to have formed part of the rear garden of number 21 Wanstead Lane. In consequence, the length of garden remaining to that property is now somewhat curtailed.

## **Consultations**

### Comments from Local Residents

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

- o building with its higher roof dominates the road and adjacent buildings and is out of character with its surroundings
- o applicant has submitted numerous applications and appeals over a protracted period, with nearly all rejected
- o attempt by applicant to circumvent planning legislation
- o overbearing and unsightly development
- o garage has not been agreed
- o clear windows directly overlooking neighbouring properties and which should have been obscured
- o several openings cut out so that additional windows can be installed
- o intention to use building as 3-storey dwelling, perhaps with multiple-dwellings with additional access
- o building should be reduced in height now
- o development will lead to a precedent of similar buildings of similar height if this is retained
- o surrounding area is severely overcrowded with development
- o this application is delaying tactic to avoid enforcement action
- o applicant will get away with building what he wants

### Comments from Consultees

No technical Highways objections 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  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance

London Plan (March 2015)  
Policy 3.3 Increasing Housing Supply;

Policy 3.4 Optimising Housing Potential;  
Policy 3.5 Quality and design of housing developments;  
Policy 3.8 Housing choice;  
Policy 5.1 Climate change mitigation;  
Policy 5.2 Minimising carbon dioxide emissions;  
Policy 5.3 Sustainable design and construction;  
Policy 5.7 Renewable energy;  
Policy 5.9 Overheating and cooling;  
Policy 5.10 Urban greening;  
Policy 5.11 Green roofs and development site environs;  
Policy 5.12 Flood risk management;  
Policy 5.13 Sustainable drainage;  
Policy 5.14 Water quality and wastewater Infrastructure;  
Policy 5.15 Water use and supplies;  
Policy 5.16 Waste net self-sufficiency;  
Policy 5.17 Waste capacity;  
Policy 5.18 Construction, excavation and demolition waste;  
Policy 5.21 Contaminated land;  
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure;  
Policy 6.9 Cycling;  
Policy 6.13 Parking;  
Policy 7.2 An inclusive environment;  
Policy 7.3 Designing out crime;  
Policy 7.4 Local character;  
Policy 7.8 Heritage Assets and Archaeology;  
Policy 7.6 Architecture;  
Policy 8.2 Planning obligations;  
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

National Planning Policy Framework 2012

### **Planning History**

Various planning applications for proposed extensions to the existing dwellinghouse at No 104 Nightingale Lane have been submitted to the Council in the last ten years.

Under ref. 05/02399 planning permission was refused in respect of the erection of a terrace of 4 two bedroom houses, on the basis that the proposal constituted an overdevelopment of the site lacking adequate amenity space; would result in overlooking; and provide insufficient off-street parking.

Under ref. 09/02283 an application for the addition of a first floor to the existing bungalow to create a two storey dwelling was refused by the Council, on the basis that the proposed first floor extension would be detrimental to the prospect and

amenities enjoyed by the occupants of adjoining properties by reason of loss of light, prospect and privacy. A subsequent appeal was dismissed, the Planning Inspector concluding that:

*"...although the proposal would not have an unacceptably adverse effect on the living conditions of number 21 Wanstead Road or on the outlook from or sunlight received by the residents of number 19 Wanstead Road, it would have an unacceptable effect on the privacy of the residents of number 19 Wanstead Road when using their swimming pool."*

Under ref. 09/03548 planning permission was granted for a revised scheme in respect of a first floor extension to the existing bungalow to create a two storey dwelling. The height of the building would be increased by approximately 2.5m to a maximum height of approximately 6.9m. This planning permission was subsequently extended under ref. 13/00327 in March 2013. A number of conditions were imposed, including compliance with the submitted plans; restricted permitted development rights; and obscure glazing of rooflights.

Under ref. 11/00697, in May 2011, planning permission was granted for the demolition of the existing bungalow and for the erection of a detached two storey 5 bedroom dwelling with 2 car parking spaces, with an overall height of 8.6m.

Under ref. 11/00697/AMD, in May 2012, the Council refused to grant a non-material amendment in respect of a proposal to raise the eaves and roof height of the proposed dwelling by 0.61m. The Council reasoned that the proposed amendment comprises an increase in the height and bulk of the dwelling, which would materially change the appearance of the building, and could not, therefore, be considered as a non-material amendment, therefore notification of nearby properties would be necessary and a full application should be submitted.

Under ref. 13/00185 the Council granted further planning permission for the enlargement of the existing bungalow with the creation of a first floor to form a two-storey dwelling with a maximum height of 9.0m. Conditions were imposed to include development to be carried out in complete accordance with the plan approved, and to restrict permitted development rights.

Under ref. 13/03691 an application for the demolition of the existing bungalow and the erection of two-storey detached house incorporating accommodation in the roofspace, was withdrawn by the applicant before it was determined by the Council.

On 18 March 2015 an Enforcement Notice was issued in relation to unauthorised works comprising the unauthorised erection of a detached two storey, 5-bedroom dwelling, the overall height of which exceeds that permitted by planning permission reference DC/11/00697, by approximately 1.1m. The Council issued the Notice, dated 18th March 2015, for the following reasons:

*"It appears to the Council that the above breach of planning control has occurred within the last four years."*

*"Planning permission was granted for a detached two storey, 5 bedroom dwelling with 2 parking spaces on 4th May 2011 under reference DC/11/00697/FULL1. This permission incorporated the approved drawing DPP/SD/09/56/10, which is attached to this Notice. That drawing, when scaled, shows the original height of the dwelling to be 8.6 metres.*

*"The height of the building measured from the damp proof course to the apex of the roof measures 9.70 metres, exceeding the height shown on the approved drawings by 1.10 metres. The resulting building does not therefore have the benefit of planning permission. The dwelling which has been built, as described above, by reason of its overall height and bulk is unduly prominent and harmful to the character and appearance of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan."*

The Enforcement Notice is subject to a current appeal, with an appeal hearing expected to take place in November 2015 which will be overseen by a Planning Inspector. Based on that schedule, a decision will be expected to be made around late 2015/early 2016.

## **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.

As noted above, the building which has been constructed does not benefit from planning permission. Whilst the Council permitted a replacement dwelling under ref. 11/00697 in May 2011, the dimensions of that scheme vary: whereas the building which has been constructed measures a maximum 15.4m in width and 10.9m in depth, the building approved in 2011 scales at 14.5 in width and 11.2m in depth. The height disparity as noted is: 9.7m as constructed, as opposed to 8.6m as originally approved. Accordingly, the building - as constructed - exceeds the parameters of the approved dwelling by a clear margin. The most obvious difference between the approved and constructed building is the height disparity which is clearly evident from a streetscene perspective.

Another key difference between the two schemes concerns the installation of rooflights to the front, side and rear roof slopes: whereas the building which has been constructed incorporates a total of 11 roof lights, the 2011 permitted scheme incorporated just a single rooflight within the rear roof slope. The rooflights in the current proposal appear excessive to serve what is labelled on the plans as 'attic storage'. Furthermore, the building constructed includes an integral garage to its eastern side, in contrast to the 2011 scheme.

The unauthorised building rises to a height of 9.7m (as measured from the damp proof course). In comparison, the nearest dwelling at No 102 measures 8.6m in height. Whilst this height disparity amounts to a difference of some 1.1m, the unauthorised building incorporates a substantially greater massing, particularly given its gable-end roofs which measure 3.9m in height above eaves level, and whose prominence is accentuated by their flank brick walls and lack of relief. In

contrast, No 102 maintains a hipped roof design which reduces the overall roof massing and results in a less prominent form of development. Given such differences, it is considered that the height and massing disparity between Nos. 102 and 104 is stark and that such juxtaposition serves to harm established consistency within the streetscene, and is harmful to local character.

This proposal would reinstate the roof height to a level consistent with the 2011 scheme and achieve parity with the neighbouring house at No 102 and the wider streetscene. Whilst the reduction in ridge level will reduce the overall size of the dwelling, the resulting appearance of the building will be unsatisfactory in design terms, partly due to the resulting 'odd' appearance of the building with a truncated roof, and in particular when viewed in the context of the adjoining properties which it will continue to dominate given that the 'lopping' of the roof will not substantially alter the overall raised bulk and height of the building when viewed in the context of adjoining properties, in particular no 102.

Consequently, from a streetscene perspective it is considered that the reduced structure would not appear appreciably less conspicuous, and that this would conflict with local planning policy which requires new development to complement the scale, form and layout of adjacent buildings. In terms of the other differences between the building as approved and as constructed, there are also an excessive number of velux windows which also detract from the overall appearance of the dwelling.

Having regard to neighbouring amenity, concerns are raised in respect of the additional rooflights to the side and rear of the building and the potential for overlooking which had been reduced by the omission of first floor windows in the relevant elevation. It is considered that the provision of obscure glazing and fixed shut units within the remaining velux windows to the rear will reduce potential overlooking, however the potential for a perception of overlooking from the sheer number of windows proposed will still exist and Members may wish to give this careful consideration.

On balance, given the excessive bulk and massing of the building that will remain evident despite the removal of the top of the roof, it is considered that it will remain unacceptable from a visual impact and design perspective, with particular regard to the relationship with the adjoining property, and consequently refusal is recommended.

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 31.07.2015**

**RECOMMENDATION: APPLICATION BE REFUSED**

**The reasons for refusal are:**

**The proposed dwelling by reason of its size and design, truncated roof and excessive velux windows would constitute a visually discordant, overly bulky and dominant feature in the streetscene, out of character and consequently harmful to the visual amenities and appearance of the area, contrary to Policies BE1 and H7 of the Unitary Development Plan**

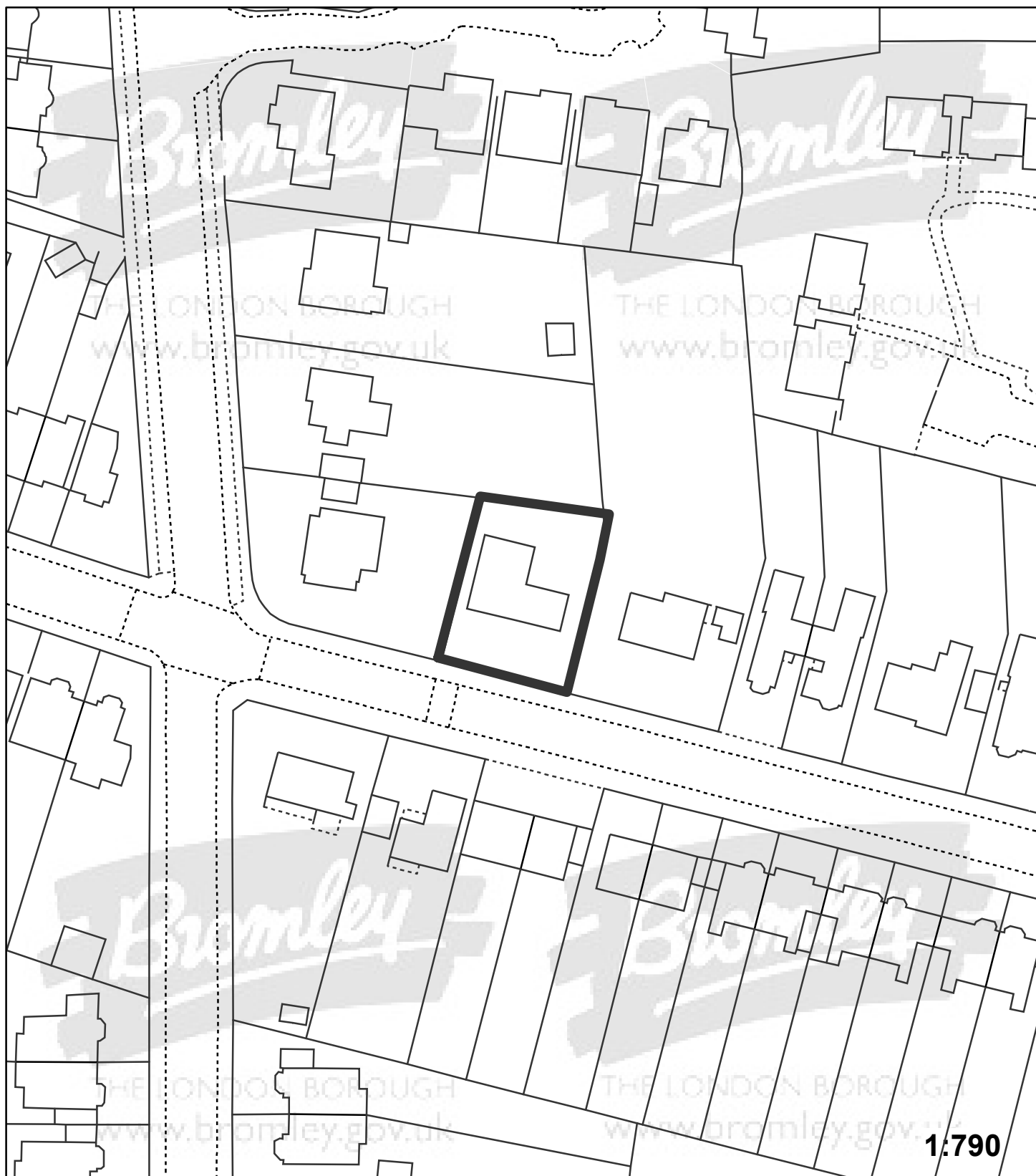
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**Application:**15/01953/FULL1

**Address:** 104 Nightingale Lane Bromley BR1 2SE

**Proposal:** Retention of detached two storey 4 bedroom house with revision to dwelling to remove upper section of roof and reduce ridge height by 1.1metre



"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 :** 15/02784/FULL1

**Ward:**  
**Chislehurst**

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

**OS Grid Ref:** E: 543445 N: 171231

**Applicant :** Mr Adam Jenner

**Objections :** YES

### **Description of Development:**

Erection of 4 three-bedroom houses at Land at rear of this former Lounge Public House

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 16

### **Proposal**

The proposal is for the erection of a terrace of four two-storey houses at land to the NW corner of the former "Lounge" public house, within land which was formerly comprised the pub garden. Overall, the terrace will incorporate a footprint measuring approximately 9.4m(d) x 21.8m(w) and a ridge height of approximately 8.3m, although the roof at the rear will slope down further so that the first floor rear fenestration will comprise of rooflights (rather than conventional windows or dormers).

Gated access to the site will be provided from Victoria Road with a total of six dedicated off-street parking spaces provided. Additional parking spaces provided within the site will serve the former public house building which has permission for conversion to eight flats above ground floor level. Rear gardens measuring approximately 6m in depth will serve the proposed houses, and the proposal also includes some details in respect of boundary planting.

The application is accompanied by a Planning and Transport Statement and an Arboricultural Report.

### **Location**

The application site is situated beside the junction of White Horse Hill and the southern access of Victoria Road. The site is situated to the rear of the former "Lounge" public house with much of this site area having formerly comprised part

of the rear garden area of the public house. The surrounding area is predominantly residential with houses situated to the north and south of the site. The western site boundary adjoins a residential garden, whilst the SE corner of the site adjoins two storey commercial premises, 83 Victoria Road. The site slopes downward from south to north.

## Consultations

### Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from two properties which are quoted below:

#### o 7 Victoria Road

The following concerns have been expressed:

- Removal of sycamore tree and would allow the properties of the homes adjacent to the former public house to have direct line of sight to neighbouring home and garden.
- Concern about loss of tree on basis of its intrinsic value
- It is proposed that there is a combination of shrubbery and trees to be installed along the rear fence line of the neighbouring property, though not taller than the existing fence.
- A new reinforced fence suggested to be installed along the rear of all properties along Victoria road (adjacent to the site) for security purposes.
- With neighbouring land being lower than that of the site, concern at prospect of any additional air pollution this may bring alongside light pollution from headlights late at night. The light pollution may be reduced by dense shrubbery and a good quality, solid fence as suggested previously.

#### o 15 Victoria Road

- Overlooking and loss of privacy
- Additional overlooking in comparison to previous scheme

#### o 19 Victoria Road

- Overlooking and loss of privacy, specially rear-facing windows
- Loss of sunlight to neighbouring property and garden
- Noise and nuisance during construction comprising security of rear garden

### Comments from Consultees

No objection has been raised by Thames Water

No technical Highways objections have been raised, subject to conditions. It is noted that there are 6 parking spaces proposed which is in line with the UDP standards. In addition, the waste collection appears to be shared with the flats and it should be confirmed that it is large enough. Cycle parking should be covered and secure. Any boundary treatment onto Victoria Road covering this access road and the Co-op delivery bay should have maximum height of 1m to aid visibility which it is assumed could be covered by the boundary treatment condition.

No technical Drainage objections have been raised, subject to the imposition of a drainage condition.

No objections have been raised by the Tree Officer, subject to conditions relating to an Arboricultural Method Statement and replacement trees where any are lost.

No objection has been received from Waste Services, subject to a condition requiring that waste storage details are agreed at a later date.

### **Planning Considerations**

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

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

5.12; 5.13 London Plan

Mayor of London's Housing SPG

The following Council adopted SPG guidance is also a consideration:

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

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

### **Planning History**

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

Under ref. 14/04077 an application comprising the erection of five new dwellings comprising of 4 two - bedroom houses and 1 two - bedroom bungalow at land to rear of The Lounge public house was again withdrawn before it was formally considered.

Under ref. 14/04167 planning permission was granted for the conversion and enlargement of the "The Lounge" public house itself, involving a three storey side and rear extension, second floor extension incorporating first floor roof terrace;

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

## **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.

As noted above, the site formerly comprised the garden of a vacant public house, for which planning permission has recently been granted in respect of its conversion to eight flats (the ground floor of which will be retained for retail). Given the status of the site, and the somewhat isolated relationship between this former garden and the proposed flats, no objection is raised in principle to its use for new housing. Accordingly, this proposal may be regarded as a sustainable form of development in principle, subject to ensuring that neighbouring amenity is not significantly undermined, and that local character is respected.

The site has been the subject of previous planning applications, Nos. 14/04077 and 15/01062 having been withdrawn before they were formally considered. In the case of 14/04077, the scheme incorporated a total of five units, including a detached bungalow to the NE corner of the site. Particular concerns were raised in regard to the impact of the proposed 2-bedroom bungalow, given its relationship and proximity to Nos. 5-9 (odds) Victoria Gardens, as well as concerns about potential overshadowing in respect of the two storey houses resulting from their proximity to the lime trees abutting the SW site boundary. In the case of ref. 15/01062, the proposal incorporated a terrace of three houses and an adjoining three storey building incorporating a ground floor undercroft and two flats at first and second floor levels.

In comparison to both previous applications, the row of buildings has been reoriented 90 degrees thereby achieving a parallel building line to match the neighbouring properties along Victoria Road. Furthermore, the quantum of development has been reduced thereby reducing the total number of new units from five to four. There is now a more consistent and defined buffer comprising of rear garden land between the proposed dwellings and the neighbouring Victoria Road houses to the north. The change in the orientation of the properties has also been reflected in alterations to the site access and general layout of the scheme.

The proposed houses will be sited within the NW corner of the site, approximately parallel to the houses numbering Nos. 13 - 19 Victoria Road, with a separation of approximately 5.4 and 6m maintained between the rear walls of the proposed houses and the boundary with those adjoining properties, taking account of the somewhat tapered boundary line. Those neighbouring properties occupy a lower ground level and incorporate modest rear gardens. Whilst the proposed houses would maintain a back-to-back separation of approximately 16m at first floor level, it is considered that the design of the proposed houses satisfactorily takes account of this relationship with the first floor rear elevation of the proposed houses integrated within the main roof, so resulting in a 1.5 storey appearance when

viewed from the rear of those Victoria Road properties. In addition, the provision of rooflights (to be fixed shut and obscure glazed) along that elevation (as opposed to conventional windows or dormers) will further reduce the dominance of the development and prevent any potential overlooking. Subject to the use of appropriate boundary screening along the boundary of those properties, it is considered that the overall setting of the development will be enhanced with the ground floor element of the proposed houses largely concealed from view. Also having regard for the houses at Nos. 5 - 9 Victoria Road which adjoin the site, the use of additional boundary screening and landscaping could be used to limit potential noise and visual impact in the direction of those properties (and a point specifically suggested by the occupier of No 7).

The nature of the accommodation including bedroom sizes has been assessed to be compliant with the objectives of the London Plan Housing SPG. Furthermore, it is considered that the proposal is compliant in regard to Policies H1 and H7, taking account of housing form and density. The proposed density amounts to 32 dwellings per hectare.

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

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

as amended by documents received on 19.08.2015

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

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

**Reason: Section 91, Town and Country Planning Act 1990.**

- 2 No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.**

**The statement shall include details of:**

**Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;**

**Type and siting of scaffolding (if required);**  
**Details of the method and timing of demolition, site clearance and building works**  
**Depth, extent and means of excavation of foundations and details of method of construction of new foundations**  
**Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;**  
**Location of bonfire site (if required);**  
**Details of the location of underground services avoiding locating them within the protected zone**  
**Details of the method to be used for the removal of existing hard surfacing within the protected zone**  
**Details of the nature and installation of any new surfacing within the protected zone**  
**Methods proposed for the watering of the trees during the course of the project**

**The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.**

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

- 3** If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

**Reason:** In order to comply with Policy NE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

- 4** Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become



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

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

- 5** Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

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

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

- 7** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 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:** To prevent an overdevelopment of the site and in the interest of residential amenity, so as to comply with Policy BE1 of the UDP.

- 8** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage

provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 9 While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

**Reason:**In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 10 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

**Reason:**In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 11 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

**Reason:**In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

- 12 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

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

- 13** 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 appearance of the building and the visual amenities of the area.

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

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

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

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

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

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

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

**Reason:**In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

15 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

To achieve satisfactory drainage and comply with Policy 5.13 of the London Plan (2015).

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

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

**Application:**15/02784/FULL1

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

**Proposal:** Erection of 4 three-bedroom houses at Land at rear of this former Lounge Public House



"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 :** 15/02772/FULL1

**Ward:**  
Chislehurst

**Address :** Hollybank Manor Park Road Chislehurst  
BR7 5PY

**OS Grid Ref:** E: 544467 N: 169847

**Applicant :** Mr James McDonnell

**Objections :** YES

### **Description of Development:**

Demolition of existing dwelling and erection of a detached two storey five bedroom house with accommodation in the roof, to include elevational alterations. Part retrospective application.

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Smoke Control SCA 16

### **Proposal**

The application seeks planning permission for the demolition of the original dwelling and the construction of a detached two storey five bedroom house with accommodation in the roofspace. The application is part retrospective (as the original bungalow has already been demolished and a new two storey house constructed).

The site had previously received planning permission for alterations to the original bungalow, to convert it into a two storey dwelling (see planning history), however, instead of implementing these permissions the original bungalow was demolished and an entirely new building constructed which varied from the approved planning permissions. The applicant advised that during the course of the construction of the approved extensions to the bungalow it became necessary, due to structural issues, to fully demolish the external walls and re-build.

This current application therefore seeks to regularise the position, by proposing a number of amendments to the existing dwelling that seek to address the outstanding concerns

Key Designations  
Conservation Area: Chislehurst

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

#### Proposal

This application has been submitted following the refusal of retrospective application (Ref: 13/02486) (which sought the demolition of an existing dwelling and the erection of a detached two storey four bedroom house), and the dismissal of the subsequent appeal (Ref: APP/G5180/W/14/3000100).

This application seeks planning permission for the existing dwelling on the site subject to a number of proposed alterations to address the issues raised in the Inspector's report in respect of appeal Ref: APP/G5180/W/14/3000100.

The proposed alterations to the existing dwelling can be summarised as follows:

- o Removal of the tile hanging to the smaller gable façade at first floor level of the western elevation (Church Lane) and its replacement with white rendering;
- o Replacement of the tile hanging to the two largest gable ends on the southern (Manor Park Road) and western (Church Lane) elevation, and replacement with white render and exposed hardwood effect beams;
- o Addition of scalloped feature tile hanging in two coursed bands on the western and southern facades at first floor level;
- o Replacement of the existing glazed balcony balustrade with gloss white painted hardwood handrail and moulded newels, and toughened glazed panels for safety, to provide a more traditional look;
- o The installation of a fibreglass chimney with chimney pots towards the front of the house, designed with brick cladding to match the existing ground floor brick work;
- o Installation of three gloss white painted shaped hardwood finials, positioned one at each of the gable ends; and
- o Replacement of the ground and first floor windows on the southern elevation and first and roof floor windows on the western elevation, with windows with substantial central mullions and smaller upper lights, to give a more traditional look.

#### Location

Hollybank occupies a prominent location on the corner of Church and Manor Park Road, opposite St Nicholas Church (Grade II\* Listed). The site is within the Chislehurst Conservation Area where higher standards of design are required.

#### **Consultations**

#### Objections

A letter of objection has been received from the occupiers of Mereworth and the comments therein are summarised below:



- The amendments in the current application are entirely inappropriate for the location;
- The dwelling is poorly designed;
- The building should be demolished and something more suitable constructed in a different position on the site;
- If the property is not to be demolished the objector lists a number of changes that should be carried out as an absolute minimum to limit the damaging effect of the building on the area including the following:  
 Replace the gable end to the front elevation with a hipped end; lower the height of the roof; the roof tiling should be re-specified with a tile with some colour variation; tiling to first floor level should be removed and replaced with render and painted white (the proposal to do this in minor areas will have little effect); the windows should be completely reviewed smaller window units with mullions and transoms should be provided; the balcony handrail is the only part of the proposal that addresses the problem in that area.

### Support

A letter of support has been received from a resident living opposite the site, White Gates and the comments therein are summarised below:

- White Gates is the only house facing Hollybank and therefore the only one directly affected by the look of the house.
- The site was originally occupied by a fairly plain bungalow. No two houses are the same and the diversity of design was one of the attractions of living in the road.
- Hollybank has enhanced the site, has been constructed on substantively the same footprint as the bungalow to a very high standard using quality materials. The materials used are similar to those to be found on at least three other houses in Manor Park Road.
- The house is in keeping with the other houses in the road and has enhanced the overall character and look of the road.

### Comments from Consultees

Thames water raised no objections

Drainage raised no objections

Environmental Health (Housing) raised no objections.

APCA - the proposed alterations are not a sufficient enhancement of the existing building required in accordance with policies BE1 and B11.

The Council's Heritage and Design officer is of the view that the proposed revisions to the scheme will be sufficient to address the concerns previously expressed by officers and those raised by the Inspector in respect of appeal Ref: APP/G5180/W/14/3000100), the most significant of which related to the tile cladding and limited extent of decorative panels, window detailing and lack of central mullions, and the appearance of the balcony.

## Planning Considerations

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

BE1 Design of New Development  
BE11 Conservation Areas  
BE12 Demolition in conservation areas  
H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
NE7 Development and trees  
T3 Parking

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance  
Chislehurst Conservation Area SPG

The application also falls to be considered in accordance with relevant London Plan policies (March 2015), in particular Policy 7.8 Heritage Assets and Archaeology and Policy 5.13 Sustainable Drainage.

London Plan Supplementary Planning Guidance (SPG)  
Housing: Supplementary Planning Guidance. (November 2012)

### Planning History

13/04286 - Planning permission (Retrospective) was refused for the demolition of the existing house and erection of a detached two storey 4 bedroom house with accommodation in the roofspace (Amendment to permission Ref: 12/01099 to include elevational alterations).

The application was refused on the grounds that:

'the proposed development by reason of incongruous materials, is harmful to the character and visual amenities of this part of the Chislehurst Conservation Area , contrary to Policies BE1, H7 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the Conservation Area'

The subsequent appeal (APP/G5180/W/14/3000100) was dismissed, on the grounds that the existing building detracts from the character and appearance of the area around the Church and Common, and the Inspector was unable to conclude that the proposed revisions would overcome the stark and incongruous appearance of the building, however the Inspector made a number of suggestions in his appeal decision in respect of possible revisions to the scheme.

Whilst the Inspector considered that, when viewed from the public domain the building appears as a bulky and incongruous feature which fails to reflect the character and appearance of the other nearby properties which face onto the

churchyard and Common, he was of the view that the proposed changes indicated on the application drawings would result in a property that is less stark in appearance than the existing building. Consequently it would be more in keeping with the character and appearance of this part of the Conservation Area. However, he indicated that the application lacked sufficient detail for a clear indication of the final appearance of the building to be gained. In considering the appeal, the Inspector indicated that, whilst the design and appearance of some of the features could be secured through the use of conditions requiring detailed drawings and specifications to be submitted to and approved by the Council before the start of the works, other features in particular the tile cladding and corbelled brickwork, could result in substantial changes to the property which in normal circumstances would be open to public consultation as part of the planning application process. Taking into account the cumulative amount and type of detail which would require agreeing to overcome the stark and incongruous appearance of the appeal property, the Inspector concluded that the use of conditions to secure the satisfactory appearance of the property would be inappropriate.

12/01099 - Planning permission was granted for roof alterations and an extension to the existing dwelling to form a 4 bedroom two storey dwelling house. The building resulting from this permission broadly reflects the size and design of the dwelling that has now been constructed.

10/02384 - Planning permission was refused at Committee contrary to officer's recommendation but subsequently granted on appeal for roof alterations and an extension to the existing dwelling to form a 3 bedroom two storey dwelling house.

92/02106 - Planning permission was granted for a single storey side extension.

## **Conclusions**

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

As discussed above, the site had previously received planning permission for alterations to the original bungalow to convert it into a two storey dwelling (Ref: 10/2384, 12/01099). However, instead of implementing these permissions the original bungalow was demolished and an entirely new building constructed which varied from the approved planning permissions. The applicant advised the Council that during the course of the construction of the approved extensions to the bungalow it became necessary, due to structural issues, to fully demolish the external walls and re-build.

It is considered that the principle of a two storey dwelling, and of a dwelling of broadly the same height and scale that has been constructed on the site has been established by the previous permissions (Refs: 10/2384 (granted on appeal), and 12/01099). The siting and footprint of the dwelling is also broadly the same as the original bungalow.

The height of the previously approved schemes (Refs. 10/2384 and 12/01099) were 9.1 metres and 8.4 metres respectively. In allowing the appeal on application ref. 10/02384 the Inspector took the view that the proposal would be of a similar height to the adjacent property at Mereworth (given the changes proposed). In terms of the current scheme, the 'as-built' height of 8.8m was therefore considered acceptable.

The level of separation between the dwelling 'as-built' on the site and the boundaries with Church Lane and Mereworth has been maintained, the overall footprint of the dwelling remains broadly similar to the original dwelling, and the elevation of Hollybank facing Mereworth is hipped in nature. It is, therefore, not considered that the current application proposal would have any greater impact on the amenities of the occupiers of Mereworth than the previously approved schemes (Refs: 12/01099, and 10/02384). It is also noted that the principal of the gables to the western elevation has already been established. In the previous appeal decision (Ref: AP/11/00038) the Inspector also noted that the inclusion of the gables on the western elevation would add interest to the local scene. The principle of the southern gable was also accepted under the recently approved scheme (Ref: 12/01099).

As the principle of a two storey dwelling of broadly the same height, scale and footprint as the dwelling 'as-built' has been established the issues that remain for consideration in respect of this application are the differences between what has previously been approved and the 'as-built' scheme and whether the revisions proposed as part of this application are sufficient to ensure that the building is not in any way detrimental to, but preserves and enhances, the character and appearance of the Conservation Area.

In terms of policies BE1 and BE11, as previously stated, the principle of a two storey dwelling on approximately the same footprint and of broadly the same scale and height has already been established. In terms of the materials used, there are a number of other examples of dwellings with similar design features and types and colours of materials. It is noted that there are a number of properties both in close proximity to the site and elsewhere in the Conservation Area of various ages that have been constructed using materials of a similar colour to those used in the construction of Hollybank. In addition, no material variation in the level of activity at the site including traffic, parking, or noise is considered likely to be generated by the replacement dwelling.

It is considered that the proposed revisions to the scheme including the elevational alterations and a reduction in the area of tile hanging and its replacement with white render, replacement windows, balustrade, inclusion of additional design features, will soften the appearance of the building, and also replace some of the modern materials with more traditional materials.

Whilst the design of the property is different to some of the properties immediately adjoining the site, it does reflect the style of some of the other properties nearby and elsewhere in the Chislehurst Conservation Area. With the additional revisions

and design features proposed as part of this application it is considered that the design of the building will not be out of character with the surrounding area and it will not be detrimental to, but will preserve and enhance, the character and appearance of the Conservation Area.

In summary, the principle of the majority of the development has already been established under planning application Refs: 12/01099 and 10/2384. It is considered that the proposed revisions will help to soften the appearance of the scheme. The proposal is not considered likely to result in any material loss of amenity to local residents nor impact detrimentally on the character of the conservation area. No significant impact on trees or highway safety will result. It is considered that the proposed revisions to the building adequately address the concerns that have been raised in respect of this development and permission should be granted.

### **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 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.**

**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 proposed alterations as detailed in the application shall be implemented within four calendar months of the date of this decision notice and shall be permanently maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.**

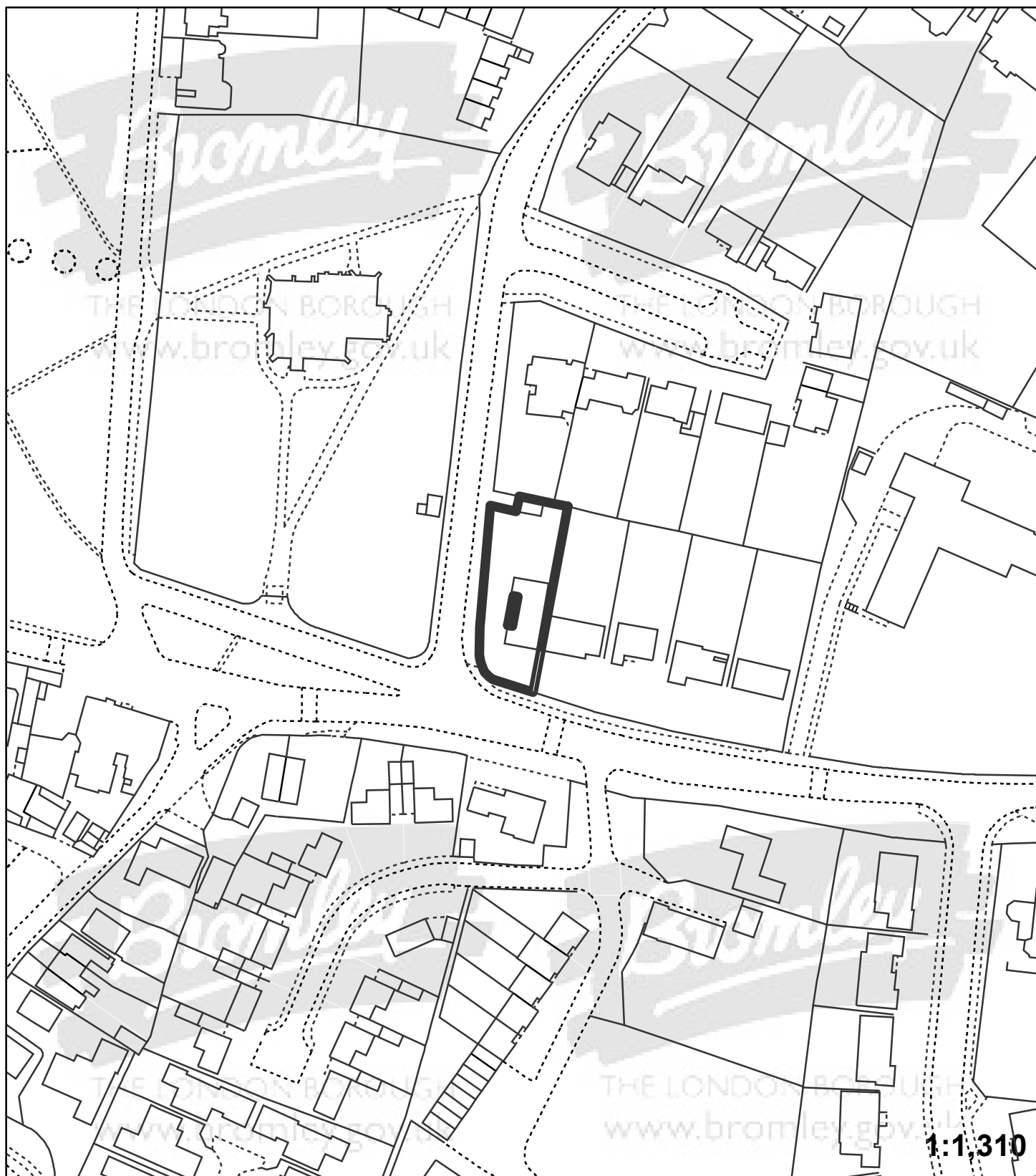
**In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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**Application:**15/02772/FULL1

**Address:** Hollybank Manor Park Road Chislehurst BR7 5PY

**Proposal:** Demolition of existing dwelling and erection of a detached two storey five bedroom house with accommodation in the roof, to include elevational alterations. Part 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"

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

**Application No :** 15/02804/FULL6

**Ward:**  
Shortlands

**Address :** 6 Pickhurst Park Bromley BR2 0UF

**OS Grid Ref:** E: 539461 N: 167802

**Applicant :** Miss Horvath

**Objections :** YES

### **Description of Development:**

Single storey side and rear extension.

### **Key designations:**

Smoke Control SCA 2

### **Proposal**

The application seeks permission for a single storey side and rear extension. The extension will project 2.53m to the north-western side for a length of 12.306m to wrap around the rear of the property for a 4m deep projection from the rear elevation. A distance of 0.15m will be retained to the north-western side boundary shared with no. 4a Pickhurst Park and 0.1m to the south-eastern side boundary shared with the adjoining property at no. 8. The extension will have a part flat/part pitched roof with an eaves height of 2.636m and a ridge height of 3.4m. Three roof lights are proposed within the flat roofed section of the rear element of the extension which will project approximately 0.3m above the roof of the extension. The extension will provide a garage, utility room and kitchen/diner and will contain a garage door at the front and a window and set of patio doors at the rear. No windows are proposed in the side elevation of the extension.

### **Location**

The application site is a two storey semi-detached dwellinghouse on the western side of Pickhurst Park, Bromley. The road is predominantly residential with mainly semi-detached and detached dwellinghouses. To the north-west of the site lies a row of 5 terraced properties with a petrol garage beyond located on the corner of Pickhurst Park and Westmoreland Road.

### **Comments from Local Residents**

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

- o Fully support the rear extension but the side extension is close to 4A and will set a precedent at Pickhurst Park where houses will try to extend very close to the property without leaving ample space
- o The extension will leave no. 6 with no side entrance and in case of emergency the emergency services may need to use no. 4A's side entrance
- o Lose a gap between 4A and 6
- o Height and excessive rear facing extension will have a detrimental effect on the visual amenities, prospect and daylight
- o Loss of privacy
- o Noise and smoke inhalation from heating and cooking extractor fan will stop enjoyment of backyard
- o Neighbouring house at 4A is on higher ground and the extension will create drainage problems
- o Most neighbouring properties have their garages at the rear to maintain health and protect privacy and giving permission to extend will destroy neighbourhood privacy
- o Cause unbalance of existing symmetry due to design and size
- o Demolition of existing garage will cause loss of fence to no. 4A
- o Neighbouring property at no. 4A paid a higher price for better location and privacy
- o Damage to neighbouring foundations

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

### **Comments from Consultees**

The Council's Highways Engineer has commented as follows;

"The size of the new garage is sub-standard. Garage should normally have minimum internal dimensions of 2.6 metres in width by 6 metres in length. However as the garage is set back by 30cm from the front wall and the distance between the front wall and the footway is approximately 9.3m. In this way there would be enough space to park two cars so I raise no objection to this proposal."

There were no other internal or external consultees consulted on this 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

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

The London Plan and National Planning Policy Framework are also 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.

This application has been called in by the ward members with concern that the extension would not comply with Policy H9 in relation to the separation on the northern side.

### **Planning History**

There is no planning history at the property.

### **Conclusions**

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

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing.

The proposed extension will extend to the north-western side and the rear of the existing dwelling. An existing single storey detached garage which sits to the rear of the main dwelling, along the side boundary with no. 4A is shown to be removed to facilitate this new extension. Having visited the site officers note that the neighbouring property at no. 4A benefits from a small rear extension and a conservatory style rear extension across part of the rear of the property. This neighbouring property at no. 4A also sits at a higher level to the host dwelling, which will mitigate some of the impact of the extension in terms of light and outlook. The adjoining semi to the south at no. 8 also benefits from a conservatory style rear extension. Whilst concerns raised by the neighbouring property at no 4A with regards to the proximity of the extension to their property are acknowledged, taking account of the existing relationship to the neighbouring properties, Members may consider that the depth, height and design of the proposed single storey side/rear extension, would not cause significant harm to the amenities of the neighbouring properties as to warrant a refusal on this basis. Furthermore, there are no flank windows proposed within the extension and as such there would not be issues with regards to overlooking and loss of privacy.

The concerns with regards to the drainage and foundations would not be a material consideration in the determination of a planning application and would be a private legal matter between the owners of the properties.

With regards to the impact of the proposed extension on the host dwelling and area in general, the extension is single storey in nature and whilst it will extend close to

the side boundary, its scale and design is considered to be subservient to the main dwelling. Furthermore, the extension will be set back slightly from the main front building line will further mitigate the impact in terms of its scale. Whilst concerns have been raised with regards to Policy H9 of the UDP, this policy would not be relevant in this instance as the extension is for a single storey development only. Policy H9 is only relevant in respect of extensions of more than one storey. In addition, whilst the application is for formal planning permission, it is noted that the property could benefit from a single storey side extension which could extend right up to the boundary under permitted development. Accordingly, taking all this into account Member's may consider that the proposed scale and design of the extension would not cause any detrimental impact to the character and appearance of the host dwelling or street scene in general.

Having had regard to the above, Member's may therefore consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, and as such would be generally compliant with the aims and objectives of policies H8 and BE1 of the UDP.

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

#### **RECOMMENDATION: PERMISSION BE GRANTED**

##### **Subject to the following conditions:-**

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

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

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

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

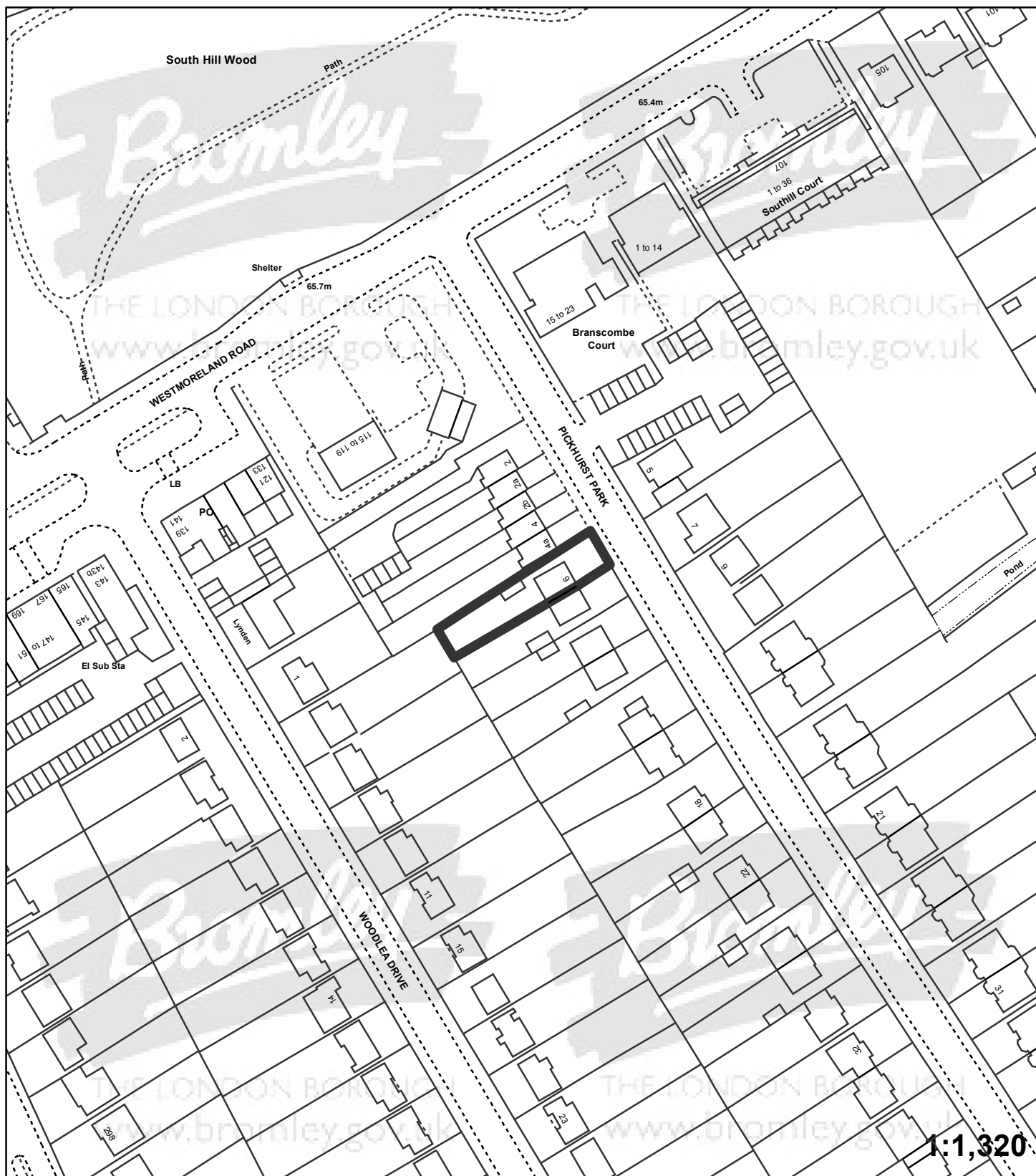
- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**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.**

**Application:**15/02804/FULL6

**Address:** 6 Pickhurst Park Bromley BR2 0UF

**Proposal:** Single storey side and 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 :** 15/03031/PLUD

**Ward:**  
Kelsey And Eden Park

**Address :** 17 Faversham Road Beckenham BR3  
3PN

**OS Grid Ref:** E: 536992 N: 169323

**Applicant :** Mr And Mrs Unsworth

**Objections :** YES

### **Description of Development:**

Single storey rear extension, roof alterations incorporating rear dormer and front rooflights. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 18

### **Proposal**

The application proposes a single storey rear extension with a pitched roof and 1 no. rooflights that measures 3m in depth, by a width of 2m and a height of 3.8m at the ridge and 2.8m at the ridge.

The application also proposes a rear dormer and 2 no. rooflights to the front that would create an additional 22.57m<sup>3</sup> space in the roof.

Location

The application site hosts a two storey terraced dwelling on the Northern side of Faversham Road.

### **Consultations**

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one neighbour objected, the comments could be summarised as objecting to any development that would have any impact on outlook and lighting to their property.

### **Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class A, B and C of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended) (the GPDO).

The planning merits of the proposal cannot be a determining factor and the only issue is whether the works are "permitted development" within the tolerances of Central Government Legislation.

## **Conclusions**

The proposal is considered to be permitted development under Class A for the following reasons:

- o The extension will not exceed 50% of the total curtilage of the original house.
- o The height of extension will not exceed the height of the highest part of the dwellinghouse.
- o The height of the eaves would not exceed those of the original house.
- o The proposal would not extend beyond a wall that fronts a highway or forms the principal or side elevation of the original house.
- o The enlarged part of the dwellinghouse would have a single storey and not extend beyond the rear wall of the original dwellinghouse by more than 3m.
- o The extension would not exceed 4m in height.
- o The extension would not have more than one storey.
- o The proposal does not consist of or include a veranda, balcony or raised platform.
- o The proposal does not consist of or include the installation, alteration or replacement of a microwave antenna.
- o The proposal does not consist of or include an alteration to any part of the roof of the dwellinghouse.
- o The materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.

Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. In this instance, the proposed rear dormer extension would fall within the scope of Class B and is considered to be permitted development for the following reasons:

- o The extension will not exceed the height of the of the highest part of the existing roof
- o The extension would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway.
- o The resulting extensions volume falls within 40 cubic metres for a terraced property
- o The proposal does not consist of or include a veranda, balcony or raised platform
- o The house is not sited within a conservation area



- o The materials proposed for the exterior will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.
- o The dormer provides a minimum 0.2m separation from the eaves of the dwelling.
- o There are no windows proposed within the side elevation
- o The proposal includes the installation of soil and vent pipe. However, this will not extend more than 1m above the ridge of the main roof and as such is permitted under Class G.

Class C covers other alterations such as the installation of roof lights. In this instance, the proposed front roof lights would fall within the scope of Class C, and is considered to be permitted development for the following reasons:

- o The proposed rooflights to the front elevation will not project more than 150mm from the roof slope
- o The highest part of the alteration is not higher than the highest part of the original roof
- o The proposal does not consist of or include the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
- o The proposal includes the installation of soil and vent pipe. However, this will not extend more than 1m above the ridge of the main roof and as such is permitted under Class G.
- o There are no windows proposed within the side elevation

The elevational changes to the rear would not constitute development under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development (England) Order 2015 and the certificate should be granted.

The application site was visited by the case officer and it was confirmed that the proposals would fall within permitted development tolerances. It is therefore felt that the Certificate should be granted.

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

- 1 The proposal as submitted would constitute permitted development by virtue of Class A, B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015**

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**Application:**15/03031/PLUD

**Address:** 17 Faversham Road Beckenham BR3 3PN

**Proposal:** Single storey rear extension, roof alterations incorporating rear dormer and front rooflights. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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

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