



THE LONDON BOROUGH  
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DATE: 27 October 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 5 NOVEMBER 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 DECLARATIONS OF INTEREST**
- 2 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 SEPTEMBER 2015**  
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- 3 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 4 PLANNING APPLICATIONS**

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

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4.12	Cray Valley East Conservation Area	101 - 112	(15/03169/FULL1) - Old School Studio Main Road St Pauls Cray Orpington BR5 3HQ

**5 CONTRAVENTIONS AND OTHER ISSUES**

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

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## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 10 September 2015

### Present:

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Ian Dunn,  
Terence Nathan, Angela Page and Sarah Phillips

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

An apology for absence was received from Councillor Robert Evans and Councillor Sarah Phillips attended as his alternate.

Apologies for absence were also received Councillors Nicky Dykes and Alan Collins.

### 11 DECLARATIONS OF INTEREST

Councillors Alexa Michael and Katy Boughey declared a Personal Interest in Item 4.6 as they were members of the Bromley and Chislehurst Conservative Association which was the neighbouring property.

### 12 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 JULY 2015

**RESOLVED** that the Minutes of the meeting held on 16 July 2015 be confirmed.

### 13 PLANNING APPLICATIONS

#### SECTION 2

(Applications meriting special consideration)

#### 13.1 CHISLEHURST CONSERVATION AREA

#### **(15/00998/FULL6) - 13 The Glebe, Chislehurst BR7 5PX**

Description of application – 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.

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 the application BE DEFERRED**, without prejudice to any

future consideration, to seek a reduction to the two storey side/rear extension.

**13.2  
PETTS WOOD AND KNOLL**

**(15/01398/FULL1) - Mega House, Crest View Drive, Petts Wood, Orpington, BR5 1BY**

Description of application – Erection of roof extension over part of building to provide B1(a) office accommodation.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**13.3  
PETTS WOOD AND KNOLL  
CONSERVATION AREA**

**(15/01485/FULL3) - 9 Station Square, Petts Wood, Orpington, BR5 1LY**

Description of application – 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.

Oral representations in support of the application were received at the meeting. Ward Member, Councillor Douglas Auld, objected to the application and a copy of his statement is attached as **Appendix 1** to these Minutes.

It was reported that amended plans had been received too late to be considered as part of the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner with two further reasons to read:-

1. The proposal by reason of its size and the number of units would constitute an overdevelopment of the site out of character with the locality, harmful to the character and appearance of the Station Square Conservation Area and contrary to Policy H7, BE11 and BE1 of the Unitary Development Plan.
2. The proposed development would not provide sufficient onsite parking which would lead to on street parking pressure harmful to the character and amenities of the area and contrary to Policy T3 of the Unitary Development Plan.

**13.4  
CRAY VALLEY WEST**

**(15/01766/FULL6) - 68 St Paul's Wood Hill, Orpington BR5 2SU**

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

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.

**13.5  
BICKLEY**

**(15/01953/FULL1) 104 Nightingale Lane, Bromley BR1 2SE**

Description of application – 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.

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

During the debate the Chief Planner's representative measured the plans from Application 11/00697/FULL6 in response to a statement made by the speaker in support of the application. He confirmed that the measurements set out on page 41 of the Chief Planner's report in line 5, second paragraph under the heading, 'Conclusions', were correct with the exception of the width of the building from the 2011 planning permission, which was 15.4 metres wide and not 14.5 metres as stated. In particular the height of the approved building was confirmed to be 8.6 metres from the approved 2011 plans.

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

Following the resolution the Applicant approached the Chief Planner's representative but left the room after being advised by the Chairman that this was not appropriate.

**13.6  
CHISLEHURST**

**(15/02784/FULL1) - 1 - 3 White Horse Hill, Chislehurst, BR7 6DG**

Description of application – Erection of 4 three-bedroom houses at Land at rear of this former Lounge Public House.

It was reported that two late objections to the application had been received one being from The Chislehurst Society.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to reduce the units from four to three, to seek Environmental Health (Housing) comments and to clarify if the application complies with standard of living requirements as set out in the London Plan, specifically with regard to fixed shut windows to habitable rooms.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **13.7 CHISLEHURST**

#### **(15/02772/FULL1) - Hollybank, Manor Park Road, Chislehurst BR7 5PY**

Description of application - 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.

Oral representations in support of the application were received at the meeting. It was reported that a late objection to the application had been received from The Chislehurst Society and also a late observation.

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

3. Notwithstanding the details shown on the approved plans, drawings showing the gable on the western elevation finished in timber and render shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision. The changes to this gable shall be implemented within four months of the approval of the details, and retained as such thereafter..

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

4. Before the development hereby permitted is first occupied all windows at first floor level and above in the eastern flank elevation shall be obscure glazed to a minimum of Pilkington privacy level 3 and shall be non-opening below 1.7meters above finished internal floor level 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.

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 2005 Order (as amended), shall be erected 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 Policies BE1 and BE11 of the Unitary Development Plan and to prevent overdevelopment of the site.

**13.8  
SHORTLANDS**

**(15/02804/FULL6) - 6 Pickhurst Park, Bromley, BR2 0UF**

Description of application – Single storey side and rear extension.

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

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

**13.9  
KELSEY AND EDEN PARK**

**(15/03031/PLUD) - 17 Faversham Road, Beckenham, BR3 3PN**

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

Members having considered the report and objections, **RESOLVED that a CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT be GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

The Meeting ended at 8.12 pm

Chairman

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Comments of Cllr Douglas Auld to Plans Sub-Committee 1  
On 10<sup>th</sup> September 2015, Concerning 9, Station Square,  
BR5 1LY Application No. 15/01485/FULL3

Madam Chairman

Station Square itself is at the centre of the Station Square, Petts Wood Conservation Area.

Members will have noted the content of the proposal to this application shown towards the bottom of page 23, and on page 27 the planning officer's recommendation that the application be refused on the ground of :-

'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 these residents and contrary to policy BE1 of the Unitary Development Plan.

Subsequent to that recommendation I believe all members of the committee have received a letter with attachments from the applicant explaining the steps taken to overcome the ground for objection. The applicant then asks consideration be given to approving the application.

If that had been the only ground for objection then I believe there would have been two possible options. 1. Refuse the application or 2. Defer a decision, as to date the committee have not had the benefit of the further considerations of the planning officer following the receipt of the applicants letter.

However I believe there are other grounds for refusal. The report states that no parking is proposed for the development but adds rather loosely that there would appear to be space for 2 or 3 vehicles at the rear of the extension accessed from the rear service road. The Highways Engineer's officer re-iterates that and adds rather lamely that it would be preferable for some parking to be made available. That officer in agreeing with the submitted survey adds that it is indicated that the majority of the on-street parking demand during the day is likely to be non-residential, and that nearby roads (Petts Wood Road and West Way) have free parking.

I have been a Ward councillor in the Ward for nine years and have an excellent local knowledge of local parking demands and difficulties.

On that basis I disagree with the comments made by the Highways Engineer's officer. For the last five/six years the local councillors, council officers, shop keepers and residents have worked together to achieve a balance regarding parking taking into account the needs of residents, shop keepers and commuters. This has involved at least two public surveys and a great number of fine tuning amendments to the final scheme. If parking was difficult before it became stretched to the limit with the opening of a branch of Sainsbury's and a number of quality restaurants in Station Square in the last two or three years. Without parking being available these businesses and the surrounding shops would not thrive. There is a constant and increasing demand for more and more parking space.

Most of Station Square is metered and heavily parked. Turning right out of the service road at the rear of 9, Station Square, Petts Wood Road is single and double yellow lined for a minimum of 500 hundred yards. The exception to this is the provision of fourteen free parking bays in Petts Wood Road fairly near Station Square. However these are for a maximum of two hours with no return and are intended to encourage a turnover of shop customers. West Way which was also mentioned is fully parked day and night..

When it is cold wet and windy who would want to park 500yards away and walk home when it may be possible to park next to home not withstanding this would cause more obstruction..

It is suggested that there may be space for 2 or 3 vehicles off the service road to the rear of the extension at 9, Station Road. I know this service road particularly well having dealt with a few matters relating to it in the last three years. Some days it is possible to drive nearly the whole length of it but on other days it is impossible. I would emphasize it is a service road serving restaurants and shops on that side of Station Square. To suggest there would be additional parking available at this location is a myth.

Moving on to my final point. As stated above the application site is in a Conservation Area. It is to convert one flat into two and to build two additional flats in a new extension to the rear. Thus it is proposed, without going upwards to build the maximum possible number of flats, four, in a very tight and restricted area. The proposed flat 1, at 54sq.m is 11% less than the minimum size suggested by the London Plan. The proposal states the communal amenity space would be located on the flat roof between the main building and the extension. The dimensions are

not given and from the orientation of the two buildings mentioned the amenity space would only receive minimum sun and natural light for a brief period each day.

While I believe it would be possible to have a maximum of two flats at this location the current application would result in an over development of the site and would result in a cramped appearance.

I propose that the application be refused for the following reasons :-

Lack of Parking  
Over development of the site  
Overlooking and Loss of Privacy

Policy T3  
Policy BE1  
Policy BE1

Thank you Madam Chairman



Douglas Auld  
Cllr. Petts Wood & Knoll Ward

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

**Application No :** 15/03064/FULL6

**Ward:**  
**Chislehurst**

**Address :** West Pelham Manor Park Chislehurst  
BR7 5QE

**OS Grid Ref:** E: 544571 N: 169531

**Applicant :** Mr Paul Hamilton

**Objections : YES**

### **Description of Development:**

Roof alterations to provide habitable accommodation in roofspace and single storey side extension

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building  
Smoke Control SCA 16

### **Proposal**

The proposal involves the following works:

- provision of second floor accommodation within existing roof space, involving infilling of the two valley between the two roof ridges (comprising predominantly of lead on the outside walling), provision of rooflights to side roof slopes, and the insertion of windows within the rear gable-ends (within areas currently infilled by brickwork)
- replacement of existing conservatory to northern side of dwelling with store

The application is accompanied by a Design & Access Statement.

### **Location**

The application dwelling (together with the adjoining house at East Pelham) comprises a locally listed building constructed around the 1870s. These properties form an isolated group of three properties to the northern side of Manor Place which are accessed via a shared access road off Manor Place. The site falls within "Sub-Unit 12" of the Chislehurst Conservation Area.

## **Comments from Local Residents**

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

- adverse impact on character and appearance of application dwelling and the setting of Chislehurst Conservation Area
- sense of enclosure would result in a loss of amenity to Pelham Lodge
- loss of sunlight and daylight to Pelham Lodge – no analysis to demonstrate otherwise
- concern regarding impact on surrounding trees and surrounding landscape
- loss of privacy to Pelham Lodge in view of close proximity
- overdevelopment of application site
- increase in noise and disturbance due to increase in activity associated with access drive
- disruption resulting from building work
- construction management plan should be imposed
- application dwelling is listed for sale and application may be to increase saleability of the property
- no direct access for works or service vehicles to the application site
- negative impact on parking arrangements in neighbouring property
- concern regarding structural implications of proposed building works on adjoining house
- incorrect boundary lines

## **Comments from Consultees**

The Advisory Panel for Conservation Areas has raised objections on the basis that the roof changes, involving the installation of an excessive number of rooflights, together with the design of the new entrance door, will be detrimental to this locally listed building.

## **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  
BE10 Locally Listed Buildings  
BE11 Conservation Areas  
H8 Residential Extensions  
H9 Side Space  
NE7 Development and Trees

Supplementary Planning Guidance for the Chislehurst Conservation Area

National Planning Policy Framework



## Planning History

Under reference 15/01239, an application for roof alterations to provide habitable accommodation within the roofspace, together with a first floor side extension and single storey side extension, was refused on the following ground:

*“The proposed first floor side extension would, by reason of its height, massing and proximity to the boundary, appear cramped and obtrusive, harmful to the landscape setting and appearance of this locally listed building, and detrimental to the character and appearance of the Chislehurst Conservation which it would fail to either preserve or enhance, thereby contrary to Policies BE1, BE10, BE11 H8 and H9 of the Unitary Development Plan and the Supplementary Planning Guidance for the Chislehurst Conservation Area.”*

## Conclusions

The main issues relating to the application are the effect that it would have on the architectural integrity and local interest of this locally listed building; its impact on the character and appearance of the Chislehurst Conservation Area; and its effect on the amenities of the occupants of surrounding residential properties.

The application dwelling forms part of a group of locally listed buildings centred on Manor Park. These form a part of “Sub-Unit 12” of the Chislehurst Conservation Area – as defined in the Supplementary Planning Guidance for the Chislehurst Conservation Area (SPG). This area is described in the following terms in the SPG:

*“These streets, and those branching from them, are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.*

*“Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.*

*“The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leafed species, to enhance the wooded setting.”*

The application dwelling, together with the adjoining dwelling at East Pelham, originally formed a single house, known as “Upper Pelham”, which was constructed in a “Queen Anne” style in red brick and shaped gables around the 1870s. The building has maintained much of its original form and appearance and is located within an attractive landscape setting which is characterised by dense boundary screening.

As noted above, under reference 15/01239 planning permission was refused for roof alterations to provide habitable accommodation within the roofspace, together with a first floor side extension and a single storey side extension. In comparison to that scheme, the first floor side extension has been removed in order to address the ground of refusal. Accordingly, the key focus in this scheme relates to the impact of the roof works on the architectural integrity of this locally listed building and on the wider Conservation Area.

On balance, the roof alterations are considered acceptable on the basis that most of the changes will be confined within the existing roof structures, this involving the infilling of the two valleys between the two roof ridges, with the gable ends at the front and rear remaining the dominant features. It is considered that since most of these works will be obscured from external views and, consequently, that the overall character of the building will be maintained, the proposal can be justified in light of the policies quoted above. Subject to the use of sympathetic external materials and fenestration (to be agreed by condition) it is considered that this addition can be satisfactorily accommodated, without damaging the architectural integrity of the building.

Whilst objections have been raised in respect of the impact on neighbouring amenity, given the level of separation and orientation that exists between the application dwelling and surrounding houses and the nature of the works proposed, it is not considered that the impact of this proposal will be so severe as to justify refusal. In addition, any potential overlooking in the direction of East Pelham could be restricted through the use of obscure glazed window panels.

No objection is raised in respect of the ground floor extension which is considered to be modest in scale and subservient to the host building. Furthermore, matters relating to access rights constitute a private legal matter over which the Council has no jurisdiction.

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

## **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 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 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**

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

**Reason: In order to comply with Policies BE1, BE10 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the amenities of the area.**

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

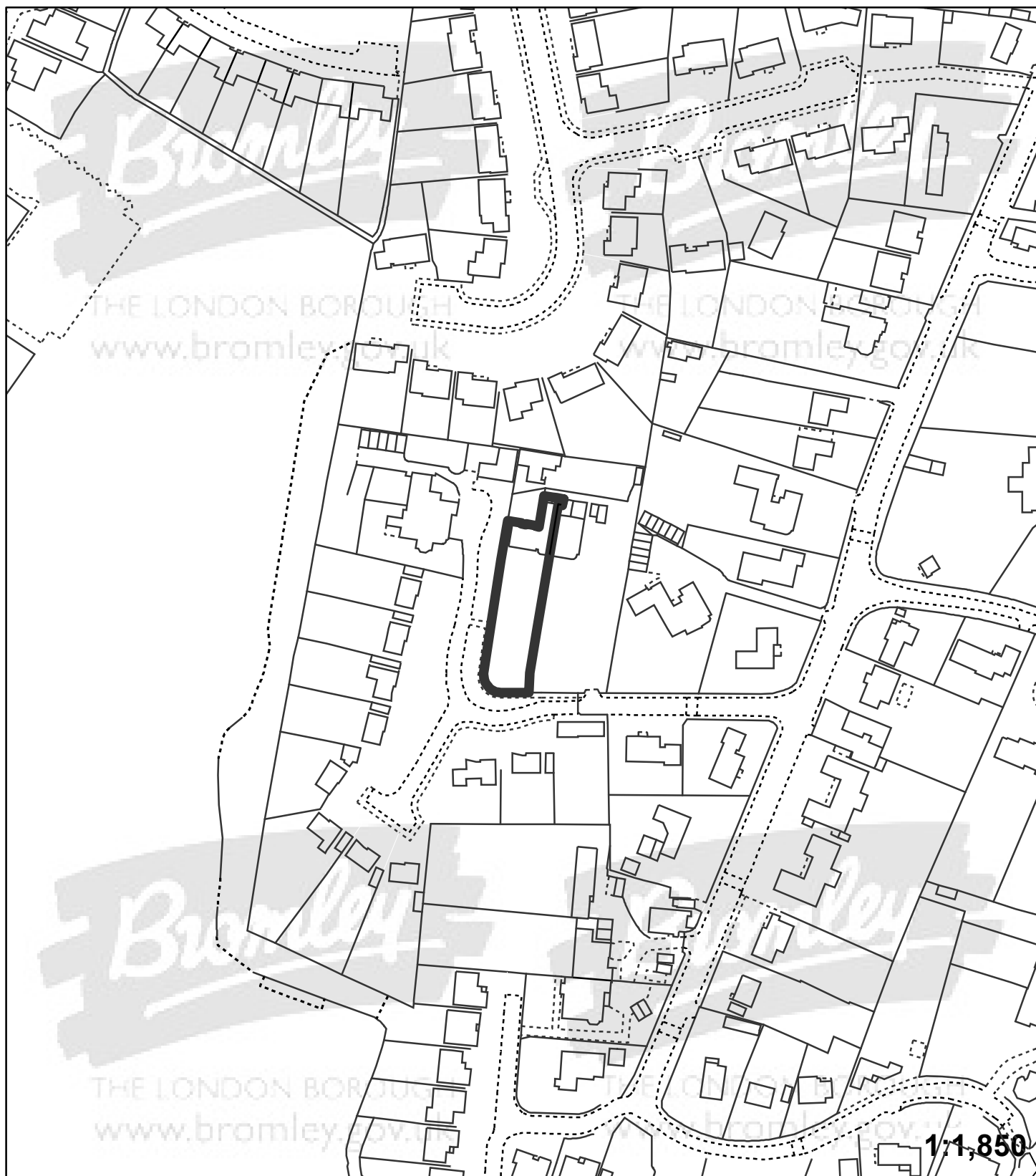
**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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**Application:**15/03064/FULL6

**Address:** West Pelham Manor Park Chislehurst BR7 5QE

**Proposal:** Roof alterations to provide habitable accommodation in roofspace and single storey side extension



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

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

**Application No :** 15/03184/FULL1

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

**Address :** 30 St John's Road Penge London SE20  
7ED

**OS Grid Ref:** E: 535425 N: 170623

**Applicant :** Mr Ewan Dickie

**Objections :** YES

### **Description of Development:**

Construction of a ground floor rear extension together with provision of associated cycle and refuse storage

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 50

### **Proposal**

Planning permission is sought for the construction of a ground floor extension and the provision of associated cycle and refuse storage.

This application was deferred from a previous Plan-Sub committee meeting on 8th October 2015 for the roof extensions to be removed from the description of the application description and the conversion to flats. The application now solely relates to a single storey rear extension. Neighbours have been advised of a revision to the description of the application coupled with revised plans.

A design and access statement accompanies the application.

Location

The application site is a two storey mid-terrace Victorian dwelling located on the east side of St. John's Road, Penge.

### **Consultations**

Nearby owner/occupiers were consulted regarding the application and comments can be summarised as follows:-

- o Privacy will be loss due to the amount of glass that will face our garden and bathroom window.
- o The rear infill extension will make for uncomfortable living conditions with my lounge being in the back room of the original building and my kitchen/diner situated in the extended area with the bay window. My lounge is already quite dark.
- o If a 2.3m high extension is built with a wall running 6m down and 2m away from my kitchen window I may as well board up my windows.
- o My light would be compromised and I would have to look at a brick wall
- o Noise and disturbance

### **Consultee comments**

Highways -

The development is located within the area of medium rate of 4. One car parking space would be offered. I am of the opinion that the development would have a similar parking demand as the existing, therefore I raise no objection to the proposal.

Environmental Health (Pollution) -

I have considered the above and I have no objections in principle however I would recommend that the following informatives are attached:

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

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

### **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



## Planning History

Under planning application reference: 15/01866 planning permission was refused for conversion to 1 x two bedroom and 1 x three bedroom flats incorporating single storey rear extension and roof extension, roof top terrace, cycle and bin store. The application was refused on 15th July 2015 for the following reasons:

*"The proposed ground floor extension, by reason of its excessive rearward projection, is considered to be harmful to the amenities of the neighbouring dwellings by virtue of being an overbearing form of development which would contribute to the overshadowing of the neighbouring amenity space and loss of light and outlook to habitable rooms contrary to Policies BE1 and H8 of the Unitary Development Plan and the National Planning Policy Framework.*

*The proposed roof extension and terrace is considered to be out of character with the area and harmful to the amenities of the neighbouring dwellings by virtue of being an excessive, dominant and overbearing form of development which would contribute to the overshadowing of the neighbouring amenity space, the introduction of noise and disturbance and the loss of privacy contrary to Policies BE1 and H8 of the Unitary Development Plan, the Council's adopted Supplementary Planning Guidance 1: General Design Principles and Supplementary Planning Guidance 2: Residential Design Guidance, Policy 7.6 of the London Plan and the National Planning Policy Framework".*

Under planning application reference: 15/01868 a Certificate of lawfulness was granted for single storey rear extensions and roof extensions.

Under reference: 15/01832 a 42 Day Notification for Householder Permitted Development Prior Approval was refused 15th June 2015 for a single storey rear extension with a depth of 4m and 6m on the grounds that:

*"The proposed extension is considered to be harmful to the amenities of the neighbouring dwellings by virtue of being an overbearing form of development which would contribute to the overshadowing of the neighbouring amenity space and loss of light and outlook to habitable rooms contrary to Policies BE1 and H8 of the Unitary Development Plan."*

## Conclusions

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

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and

relevant planning history on the site were taken into account in the assessment of the proposal.

### Previous planning applications

As set out on p9 of the Design & Access statement the depth and eaves height of the ground floor extension have been reduced in order to try to overcome the grounds of refusal associated with the previous application (Ref: 15/01866).

A Certificate of lawfulness was issued by the Council on 23rd July 2015 under application reference: 15/01868 for a roof extension and two single storey rear extensions which allows for an infill extension from both rear walls of the property.

### Current scheme

The current application seeks to obtain planning permission for one larger rear extension (which is over that allowed under permitted development tolerances).

### Design and the impact upon neighbouring amenities and the character of the area

The NPPF emphasises good design as both a key aspect of sustainable development and being indivisible from good planning. Furthermore, paragraph 64 is clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy BE1 requires that new development is of a high standard of design and layout. It should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas and should respect the amenity of the occupiers of neighbouring buildings.

Policy H8 of the UDP requires that the design and layout of proposals for the alteration or enlargement of residential properties satisfies all of the following criteria:

- (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area;*
- (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area;*
- (iii) dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.*

London Plan Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape and should incorporate the highest quality materials and design appropriate to its context. New buildings

should reference the scale, mass and detail of the built form around them without necessarily replicating it, making a positive contribution to the landscape and relate well to the form, proportion, scale and character of streets and existing open space and other townscape and topographical features. Development should not have a negative impact upon neighbouring sensitive land uses.

As set out on p10 of the accompanying Design & Access Statement the agent has undertaken a massing strategy to arrive at the design of the rear extension. The massing strategy considered several options with the angled design being chosen because it has the least impact on the two neighbouring dwellings.

The proposed side infill extension will be off set from the original rear wall by 2m then an extension measuring 4.7m in depth x 2.3m in height. The extension will then wrap around the existing rear of the building and utilise the area granted under permitted development and extend a further 1.2m. The area, which is to provide the proposed kitchen/dining/living area, will be angled over the width of the property to ensure the rear depth is kept to a minimum (in this case 4.7m to the shared boundary with No.32). The roof will be pitched measuring 4.2m to ridge height with a rooflight sat on the roofslope facing No. 28.

It is noted that both adjacent properties remain unextended to the rear. It is also noted that the rear of the site is predominantly east facing with a very short rear garden. The changes made since the previously refused application have sought to try to overcome the first ground of refusal by off-setting the rear infill extension by 2m to minimise the tunnelling effect to the rear & flank bay window of the neighbour at No.32a.

#### Impact to neighbouring residents

The current proposals would result in a single storey rear extension lying close to the boundary with both adjacent properties and extending to 4.7m to the boundary with No.32a and 4.2m (only 1.2m if incorporating the permitted development allowance) to the boundary with No.28. A boundary wall is proposed to be erected with the boundary with No.28.

The neighbour at No.32a has written in objecting to the scheme on the basis that the infill extension will affect their light and make their living conditions uncomfortable given their rear and bay window face the proposed rear extension.

The agent has responded to the neighbours' concerns at No.32a by submitting Building Research Establishment (BRE) guidelines on daylight. The guidance states that the proposal complies with the studies submitted. The study highlights that a detailed study was carried out which showed that the proposal will not significantly affect the daylight levels in number 32a. The accompanying Design & Access statement also demonstrates how daylight and amenity will be maintained to neighbouring properties.

There is a fence that divides the side return so both neighbours currently look out onto a fence. This fence will be replaced with a building and the outlook will not substantially change.

On balance it could be considered that the permission obtained under permitted development legislation and the changes to the design of the current scheme have sought to try and mitigate the impact to both neighbours.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 15/03184 & 15/01866 set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

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

- 1 The development to which this permission relates must be begun not later than 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.**

- 4 Informative**

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

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

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**Application:**15/03184/FULL1

**Address:** 30 St John's Road Penge London SE20 7ED

**Proposal:** Construction of a ground floor rear extension together with provision of associated cycle and refuse storage



"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 :** 15/04028/FULL1

**Ward:**  
**Chislehurst**

**Address :** 6 The Meadow Chislehurst BR7 6AA

**OS Grid Ref:** E: 544197 N: 170780

**Applicant :** Mr & Mrs D & K Boughey

**Objections :** YES

### **Description of Development:**

Erection of four bedroom dwelling and attached garage (Minor Material Amendment Application to approved application Ref DC/15/01930/FULL1 for widened attached garage and redesigned and repositioned rear single storey family room)

#### **Key designations:**

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

### **Proposal**

The proposal is for the demolition of the existing dwelling, and the construction of a replacement four bedroom dwelling. This application seeks a revision to the design that was most recently granted planning permission (Ref: 15/01930).

The proposal differs from the previous permission as the single storey attached garage on the northern side of the dwelling is now 0.2m from the boundary rather than a space of 0.5m which was previously maintained between the proposed flank elevation of the building and the boundary with No. 8 The Meadow. The garage roof is now hipped rather than the previously approved gable which will reduce its prominence.

The building is now slightly wider with a side space of 2.042m retained between the built development and the southern boundary as with the previous permission.

The single storey rear projection is also now positioned more centrally and is larger than the previously permitted scheme, being 8.5m wide rather than the previous 6m wide. The rear projection is now 3.8m from the boundary with no.8.

The site is located on the eastern side of The Meadow and occupies a prominent corner plot at the junction with Heathley End. The site backs on to the Western Boundary of No 1 Heathley End. Under a previous planning permission the

existing dwelling has already been demolished and works have commenced on site.

The proposed dwelling is two storeys with a single storey element to the rear. No.8 also has a single storey rear extension and the single storey element of the proposed dwelling will project approximately 3.3m beyond this. The flank wall of the proposed dwelling will now be 3.8m away from the boundary with No.8. The height of the proposed dwelling is approximately 9.1m at its highest point.

The proposed dwelling will be constructed of brickwork with stone banding. The roof will be set behind a parapet with stone coping and centre gables to the front and rear elevations. The front elevation includes a feature window with a curved head within the front gable.

The area is characterised by properties of a range of types, sizes and styles.

The site is located within the Chislehurst Conservation Area.

### **Consultations**

One representation has been received in support of the proposal.

### **Comments from Consultees**

Highways have raised no objections subject to conditions

APCA did not inspect this application, although they did object to the previous application on the basis of the loss of the existing dwelling and the new design being overlarge, out of character with the area and of poor design.

The Council's Heritage and Design Officer has no objection on the basis that the changes are minor, subject to appropriate conditions.

In respect of trees, both existing trees located at the front of the site are now shown to be removed in order to accommodate changes to the vehicular access. The trees are suitable for retention and their removal will impact on the visual character of the streetscape.

The application proposes the removal of both trees and that they will be replaced with 2 No Advanced Nursery Stock-Malus 'Evereste'. At their current size both existing trees could be readily replaced, however, larger stock should be provided 5.5m high 200 LP trees, with an open mind on species selection so this can be tied into the wider landscaping detail of the site.

The layout is unlikely to affect the remaining existing trees to the rear of the site, however a tree protection plan should be provided as well as a landscape planting plan.

Environmental Health- No objection

Drainage and Waste Water - No objection subject to the imposition of a surface water drainage condition.

Thames Water - No Objections

## **Planning Considerations**

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

BE1 Design of New Development  
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  
T7 Cyclists  
T18 Road Safety  
ER7 Contaminated Land

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 + 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)

## **Planning History**

Previous planning permissions 15/00839 - Demolition of existing house and erection of replacement four bedroom dwelling with detached garage and 15/01930 - Demolition of existing house and erection of replacement four bedroom dwelling with attached garage.

## **Conclusions**

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

- Principle of Development
- Design
- Standard of Residential Accommodation
- Highways and Traffic Issues
- Side space and Impact on Adjoining Properties
- Sustainability and Energy

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

### **Principle of Development**

As planning permission was granted for a replacement dwelling under planning applications ref 15/00839 and 15/01930 the principle of a replacement dwelling on this site has already been established. Therefore, the consideration of this application should focus primarily on the changes to the scheme. The previous dwelling has already been demolished and its demolition is therefore no longer part of this application.

In terms of the proposed replacement dwelling, Policy H7 of the UDP sets out criteria to assess whether new housing developments are appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

## Design, Siting and Layout.

The site occupies a prominent position in Meadow Way located at the junction with Heathley End. The site has had a rather unkempt appearance for some time due to a lack of maintenance by the previous owners, but is considered to have the potential to make a contribution to local visual amenity and the character and appearance of the Conservation Area, particularly given its prominent and exposed position.

The proposal replaces a relatively modest dwelling with a bold, modern and far larger one that will result in built development closer to both boundaries. It is considered that the scale and massing of the proposed dwelling combined with the quantum of the site covered by buildings will significantly alter the streetscene on this corner of The Meadow. However, there are a range of types, sizes and styles of dwellings in this part of the Conservation Area and the principle of a substantial replacement dwelling has already been accepted.

Whilst it is not considered that the residential amenities of the surrounding occupiers will be adversely affected by this proposal, it is considered that the replacement dwelling will result in a material change to the street scene due to the scale of the proposal on this prominent corner plot. The proposal is similar to that granted under Ref: 15/00839 and 15/01930, however, the attached garage is slightly wider and 0.3m closer to the northern flank elevation of the main property than the most recent permission. A side space of 0.2m is maintained to the flank boundary with No.8, The applicant has highlighted that there are a number of other properties in The Meadow which do not have a full 1m side space to their flank boundaries.

In respect of the space around the new building, Policy H9 reads as follows:

*"When considering applications for new residential development, including extensions, the Council will normally require the following:*  
*(i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or*  
*(ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties."*

The supporting text clarifies:

*"The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits."*

Individual views on the design and the impact of the proposed replacement dwelling on the streetscene and Conservation Area are subjective. With regard to Policy H9 it is considered that the 0.2m gap to the northern boundary in this location is not detrimental to the character and appearance of the Conservation Area, given that the element of the dwelling adjacent to this boundary is single storey.

#### Standard of Residential Accommodation

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

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

The floor space of the house is approximately 330 sq m. Table 3.3 of the London Plan requires a Gross Internal Area of 100m<sup>2</sup> for a 4 bedroom 5 person dwelling house.

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

In terms of amenity space, the remaining garden space remains comparable with similarly sized properties in the vicinity and of sufficient proportion to provide a usable space for the purposes of a four bedroom dwellinghouse.

#### Car parking

The proposal has a good sized garage and other car parking is available on the frontage and the Council's Highways Officer has not raised any objection in this regard subject to the inclusion of conditions. It is considered the proposal would generally be in accordance with UDP Policy T3 and Policy 6.13 of the London Plan (2011).

#### Cycle parking

Cycle parking is generally required to be 1:1 for residential development. The applicant has not provided details of a location for lockable cycle storage for the unit although there is room for a shed in the rear garden which would be considered suitable.

#### Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has not provided details of refuse storage for the unit but this can be dealt with by condition.

## Impact on Adjoining Properties

Whilst the proposed dwelling is substantially larger than the one that was previously at the site, the main front and rear elevations are in line with the adjoining property. There is a single storey addition to the rear that projects approximately 3.3m beyond the existing single storey rear extension at No.8, however, in view of the orientation this is not considered likely to result in any material loss of light to No.8.

In terms of outlook, the arrangement of the fenestration is considered acceptable. A flank window is located at first floor level on both the north and south flank elevations to allow bedrooms to be dual aspect. Obscure glazing is recommended to both of these windows to maintain a suitable level of privacy to the occupiers of adjoining properties.

The proposal is not considered to result in adverse impacts on the residential amenities of the adjoining properties, and any impact would be restricted to the visual amenities, which is considered to be subjective.

## Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

The applicant has not submitted a Sustainable Homes pre-assessment document in respect of the above policies.

## Lifetime Homes

The applicant has not confirmed that the development will be Lifetime Homes compliant.

## Summary

The principle of a substantial replacement dwelling has already been established under application Ref: 15/00839 and 15/01930 and the previous dwelling has already been demolished under these previous permissions.

The proposal is for a larger dwelling than that previously in existence and will result in built development closer to both boundaries. Despite its size, it is not considered that the proposal will result in an unacceptable impact on the residential amenities of neighbouring occupiers, subject to suitable conditions being imposed on any permission.

The revisions bring the rear single storey element of the built development further away from No.8, although the single storey attached garage is slightly closer. The change from gable to pitched roof above the garage will reduce the prominence of this element. The impact of the proposal on No.4 in terms of overlooking is considered to fall within acceptable levels and can be suitably mitigated with appropriate boundary screening which can be controlled by condition.

In terms of the design of the proposed dwelling and its impact on the Conservation Area, this part of the Conservation Area is characterised by a range of sizes, types and styles of dwellings, including a number of large and modern dwellings. On balance the design and impact on the Conservation Area is considered to be acceptable.

The proposal would not have an adverse impact on the local road network or local parking conditions.

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

#### **RECOMMENDATION: PERMISSION**

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

- 1 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 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 first occupation 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.**

- 3 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.**

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

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

- 5 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.**

**Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan.**

- 6 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 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.**

- 7 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.**

- 8 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.**

**Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan and Planning Policy Statement 25.**

- 9 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 protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan**

- 10 10 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the building hereby permitted, without the prior approval in writing of the Local Planning Authority.**

**Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.**

- 11 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: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.**

- 12 Prior to the commencement of the development hereby permitted, a survey of the condition of the road shall be submitted and agreed by the Local Planning Authority and any damage caused to the surface**

of the road during the construction phase of the development will be reinstated to a standard at least commensurate with its condition prior to the commencement of the development.

**Reason:**In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

- 13** 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.

- 14** Before the development hereby permitted is first occupied the proposed window(s) located at first floor level on the northern flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

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

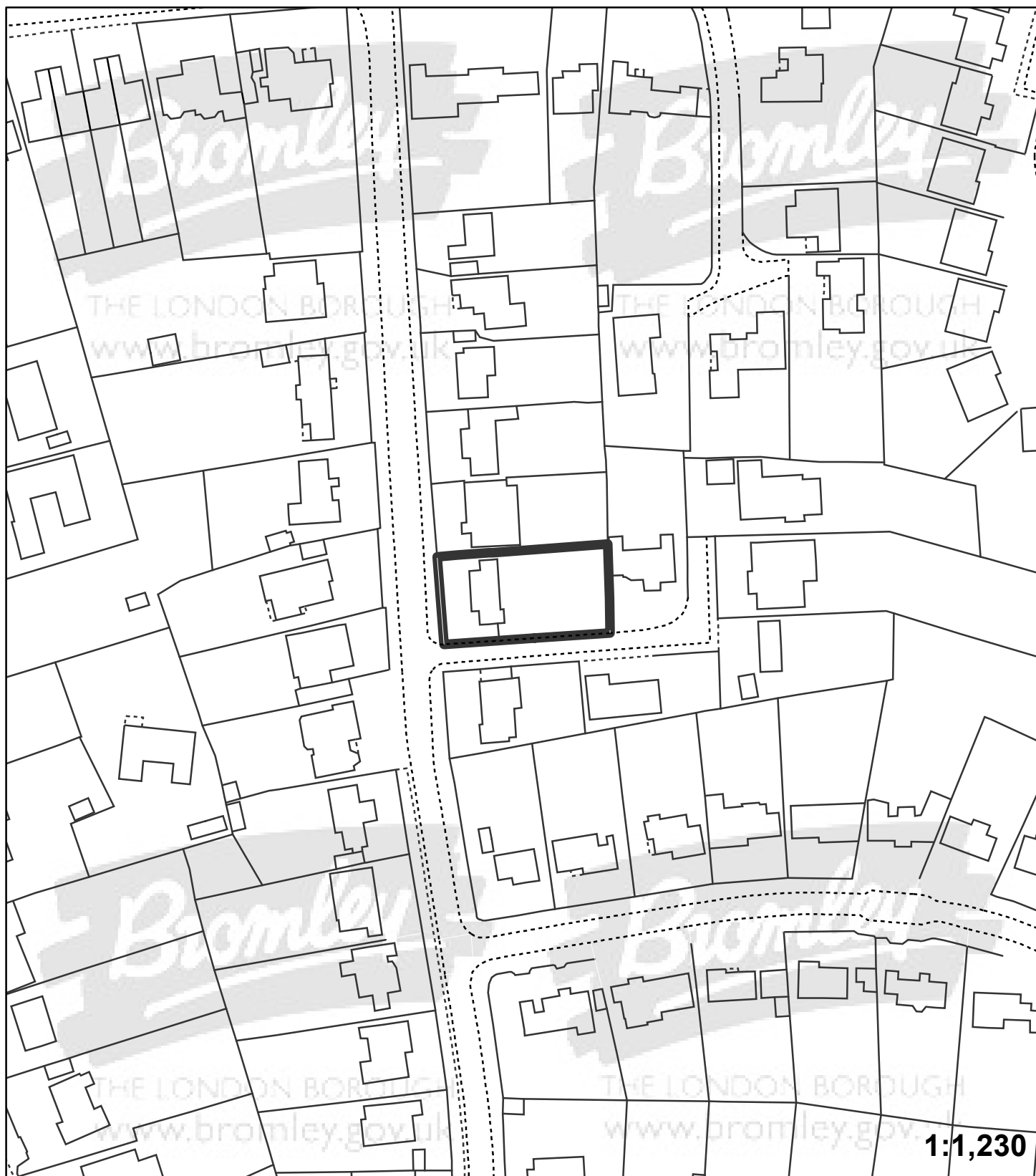
- 15** No development shall commence until an arboricultural impact assessment for the protection of trees shown retained both on and immediately adjoining the site and as described by British Standard BS 5837:2012 is submitted to and approved in writing by the Local Planning Authority. The arboricultural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

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

**Application:**15/04028/FULL1

**Address:** 6 The Meadow Chislehurst BR7 6AA

**Proposal:** Erection of four bedroom dwelling and attached garage (Minor Material Amendment Application to approved application Ref DC/15/01930/FULL1 for widened attached garage and redesigned and repositioned rear single storey family room)



"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 :** 15/00832/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 74 West Common Road Hayes Bromley  
BR2 7BY

**OS Grid Ref:** E: 540407 N: 165791

**Applicant :** Mr Steve Bainbridge

**Objections :** YES

### **Description of Development:**

Two storey rear extension and rooflights

Key designations:

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

### **Proposal**

The subject site is a detached two storey dwelling. It is proposed to add a two storey rear extension and rooflights. The proposal has been amended following concern regarding the overbearing impact upon the neighbouring property no.72 and the overall design.

The proposal will therefore now involve the demolition of the existing conservatory and the replacement with a two storey rear extension that will project 3.8m in depth. The first floor will be set in 1m from the southern elevation. The roof will be hipped.

### **Consultations**

Nearby owners/occupiers were notified of the application and 5 objections were received following the initial consultation which can be summarised as follows:

- Backland development has previously been granted for 74 West Common Road allowing a bungalow to be built in the garden. Further development will decrease the already small garden.
- Numerous windows overlooking the garden of 72 West common Road - proposed window at the rear of the property is out of keeping with the style of the house.

Following reconsultation of amended plans, one further letter has been received with the following comments:

- He revised plans are more considerate of the neighbour but the extension is still very large and out of keeping.
- Overlooking from the upper floor into private property and gardens.
- Three storey extension not a two storey
- - apex of the roof is large and will exceed privacy rights
- The property increases the size of the house without additional parking
- No notice displayed
- Grove Close is a private road and should not be used for deliveries or parking of construction vehicles

## **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

### Relevant Planning History

05/03149/FULL6 Detached garage. Approved 7.10.2005

05/03410/FULL6 First floor side extension, side dormer and two rear dormers in the enlarged. Approved 26.01.2006

05/03412/FULL6 Single storey rear and two storey side extension. Approved 09.11.2005

## **Conclusions**

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

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

### Neighbouring Amenity

Following a site visit to the neighbouring property No.76 to the south of the subject site, it was apparent that the two storey rear extension would be overbearing to No.76 in terms of its excessive height, depth and overall bulk in close proximity to the boundary. The proposal has therefore been subsequently amended. The first floor will now be set in 1m from the flank wall which will be a total of 2m from the common boundary with No.76. The roof will be hipped on both the southern and western elevation which reduces the overall bulk and mass of the extension.



The two windows at first floor level at No.76 (on the rear and side elevations of the original dwelling) which are set back from the main rear wall, both serve bathroom/toilets and the proposed extension is therefore not considered to cause harm in terms of loss of sunlight/daylight upon the amenities of No.76. Furthermore, the proposed windows to the side elevation will either be high level or obscured and the proposal will therefore not cause any privacy issues. Given the configuration of the dwellings and the fact that the extensions will be set in 2m from the common boundary with no. 76, the proposal is not considered to adversely impact upon the amenities of this property.

There have been a number of objections received from properties in Grove Close, to the rear of the site. In terms of overlooking to the properties to the rear, a third storey element has been removed from the proposal and the proposed roof will be hipped. There is some 60m from the existing rear building line and the rear building line to the properties in Grove Close, which is also separated by a private road. The proposal is therefore not considered to be detrimental to the properties in Grove Close in terms of overlooking.

In relation to concerns raised in relation to deliveries and construction, this is not a planning issue and therefore cannot be taken into consideration in the determination of this application. Given Grove Close is a private road, the Council does not have any control in relation to the parking of vehicles and this would be a private matter. However it is noted that the outbuilding located to the rear of the site would in any case prevent the use of the rear access for the storage or materials and construction vehicles.

In respect of the impact on surrounding properties, the proposal complies with Policy BE1 of the UDP and is therefore considered to be acceptable in this regard.

### Design

The proposal will be located to the rear and will therefore not be readily seen from public viewpoints. The revised plans show a subservient extension which is considered acceptable in terms of appearance to the host dwelling and wider area. The proposal therefore complies with Policies H8 and BE1 of the UDP.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the host dwelling or surrounding area. On balance, it is recommended that permission be granted.

### **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 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.**

- 4 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the side 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.**

**Application:**15/00832/FULL6

**Address:** 74 West Common Road Hayes Bromley BR2 7BY

**Proposal:** Two storey rear extension and rooflights



"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 :** 15/01879/OUT

**Ward:**  
**Chislehurst**

**Address :** 27 Heathfield Chislehurst BR7 6AF

**OS Grid Ref:** E: 544368 N: 170630

**Applicant :** Mr Adrian Lawrence

**Objections :** YES

### **Description of Development:**

Demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling.  
OUTLINE APPLICATION

#### 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**

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling.

The application has been submitted in 'outline' with approval being sought in respect of landscaping, layout and scale and all other matters reserved. The applicants have provided some indicative elevational drawings to accompany the application. Revised plans were received on 8th September 2015.

#### Location

The application site currently contains a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area.

### **Consultations**

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

- o Height and proximity to the southern flank boundary would cause a high degree of overshadowing and inhibit daylight
- o Loss of privacy
- o Overall height appears dominant and out of scale
- o The footprint is significantly larger than the existing property it replaces

- o Does not respect existing property spacing values and would give a cramped appearance
- o Accept redevelopment in principle however room in roofspace will result in loss of privacy for properties to the rear
- o Windows should be obscured

Letters in support of the proposals have also been received from residents within the borough which can be summarised as follows:

- o The development would be beneficial to properties in close proximity and is not out of character with surrounding properties.
- o No reason for this to be refused as there are many examples of infilling and extending to maximum proportions in local roads.
- o The new dwelling is far superior than current property
- o Would help lift an area in the very heart of Chislehurst
- o Positive contribution to the Conservation Area
- o Good to see people investing in the local area
- o Attractive two storey dwelling

Since the revised plans (dated 08/09/2015) were received, one resident has withdrawn their objection as the changes addressed in previous objection and they are now satisfied with the application. Other comments were received from the immediate neighbours and can be summarised as follows:

- o The revised proposal does not fully satisfy the concerns previously raised
- o The addition of two more windows to the first floor southerly flank wall now further increases the overlooking
- o The proximity of the property to the southerly boundary would impede light to neighbouring property
- o Resiting the garage to the right hand side would also necessitate the removal of trees and shrubbery from the front garden to gain vehicular access. This would reduce the current level of screening and reduce the amount of green space
- o Detrimental appearance to the road which is in a conservation area.
- o Loss of light due to two storeys

#### Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

- o Excessive bulk, footprint and height results in overdevelopment
- o The quality of architectural design needs to be improved if it is to comply with BE1 and BE11 and Conservation Area SPG
- o The current proposal would not preserve or enhance the Conservation Area for present or future generations and is therefore not a sustainable development

The Highways Officer raised no objection

The Environmental Health Officer raised no objection however has suggested informatives regarding Pollution and Contamination.

Drainage Officer recommended conditions regarding surface water

Conservation Officer raised no objection as the general scale, design and situation in the site acknowledges the context of the Conservation Area.

## **Planning Considerations**

Planning Considerations

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

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

Planning History

There is no planning history on this site.

## **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 occupants of surrounding residential properties.

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

The site is a currently a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area. The existing dwelling occupies the full width of the site with an attached garage along its northern side. The site is elevated in comparison to the neighbouring properties. The surrounding streetscene comprises largely of two storey properties set within large plots.

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space. The

application has been submitted in 'outline' with approval being sought in respect of landscaping, layout and scale. While all other matters (access and appearance) are reserved, indicative floor plans and elevational drawings have been provided. Revised drawings were submitted by the agent (8/9/15) to show a reduction in the overall scale.

### Landscaping

With regard to landscaping, the illustrative plans and the Design and Access Statement shows that all important trees and natural screening contained within the rear garden will be retained. The relocation of the garage requires the cutting back of vegetation in the front garden however the revised plan indicates some of the vegetation existing on the southern flank boundary will remain and provide an element of screening. No TPOs are located within the site and any other tree work would be subject to a tree application due to the sites location within a Conservation Area.

### Scale

The proposed dwelling would have a maximum height of 8.95m, an overall increase in height of 2m, when scaled from the submitted plans. Given that this road contains predominantly two storey dwellings, the scale of the proposed dwelling is considered to be in keeping with the neighbouring properties and the surrounding area in general. Although approval of appearance has not been sought as part of this outline application, indicative drawings have been submitted with the application which show a replacement dwelling of high quality design which respects the character of the Chislehurst Conservation Area. The revised plans (received 08/09/2015) remove the rear dormer and no rooms are proposed in the roof space. This lessens the impact on the properties to the rear and also allows the roof height to be lowered, thereby lessening the bulk and height of the proposal. Whilst some concern regarding overlooking and loss of privacy have been highlighted from neighbour objections due to the proposed second floor windows, floor plans have been provided within the submission highlighting that the flank windows at first floor level are to be obscure glazed which may be considered acceptable. However, this will be a matter to consider within the reserved matters application as approval of appearance is not being sought under this outline application.

### Layout

The revised plans indicate a proposed dwelling which provides a minimum side space of 1.2m at the pinch point due to the chimney, the majority of the proposal provides a side space of 1.5 - 2m. Policy H9 of the Unitary Development Plan states that when considering applications for development comprising two or more storeys in height, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and levels of visual amenity which characterise many of the Borough's residential areas. The character of this Conservation Area indicates a more generous side space, particularly at first floor level, therefore the proposal is considered to in-



keeping with the street scene and compliant with Policy H9 of the Unitary Development Plan. It is therefore not considered to impact detrimentally on the amenities of the neighbouring properties or the street scene in general. The revised plan relocates the garage to the southern side of the plot, the front elevation is stepped, to reflect the front property lines of both neighbouring properties. The shape, room size and layout of the rooms in the proposed dwelling are considered to be satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use.

#### Access

Whilst this is an outline application only seeking approval of landscaping, scale and layout, some details concerning access have been provided. There is an existing dropped kerb and hardstanding providing access to Heathfield which is indicated to remain. The details of access will be considered in detail within the reserved matters application.

#### Appearance

Although the appearance has not been sought as part of this outline application, indicative floor plans and elevations have been submitted with the application which show a replacement dwelling of high quality design. The style, design and materials are considered to be in keeping with the neighbouring properties and respect the character of the Chislehurst Conservation Area however this will be a matter to be considered in detail within the reserved matters application.

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 08.09.2015

### **RECOMMENDATION: PERMISSION**

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

- 1 Details of access and appearance (Hereinafter referred to as the "reserved matters") shall be submitted to the local planning authority. No development shall commence until details of the reserved matters for that phase have been approved in writing by the local planning authority. The development shall be carried out in full accordance with the approved details.**

**Reason:**In order for the local planning authority to consider the details pursuant of permission and in order to ensure compliance with policy BE1 and H7 of the Unitary Development Plan.

- 2** 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.

- 3** 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.

- 4** Before commencement of the development hereby permitted details of (a) turning area(s) within the site shall be submitted to and approved in writing by the Local Planning Authority. The turning area(s) shall be provided before any part of the development is first occupied and shall be permanently retained thereafter.

**Reason:**In order to comply with Policies T3 and T18 of the Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.

- 5** 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.

- 6** The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings 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.

- 7** 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.

- 8** Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

- 9** No loose materials shall be used for surfacing of the parking and turning area hereby permitted

**Reason:**In order to comply with Policy T18 of the Unitary Development Plan

- 10** 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.

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

- 11** No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to

**the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:**

**i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;**

**ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and**

**iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.**

**The scheme shall be implemented, maintained and managed in accordance with the approved details**

**Reason:**The surface water drainage system indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

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

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

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

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

- 14** During the demolition and construction works hereby approved no operations including deliveries to or from the site shall be carried out on the site other than between the hours of 07.30 to 17.00 Mondays to Fridays inclusive and to 13.00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays

**Reason:**To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promoted with regard to amenity.

**You are further informed that :**

- 1** Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site
- 2** If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing

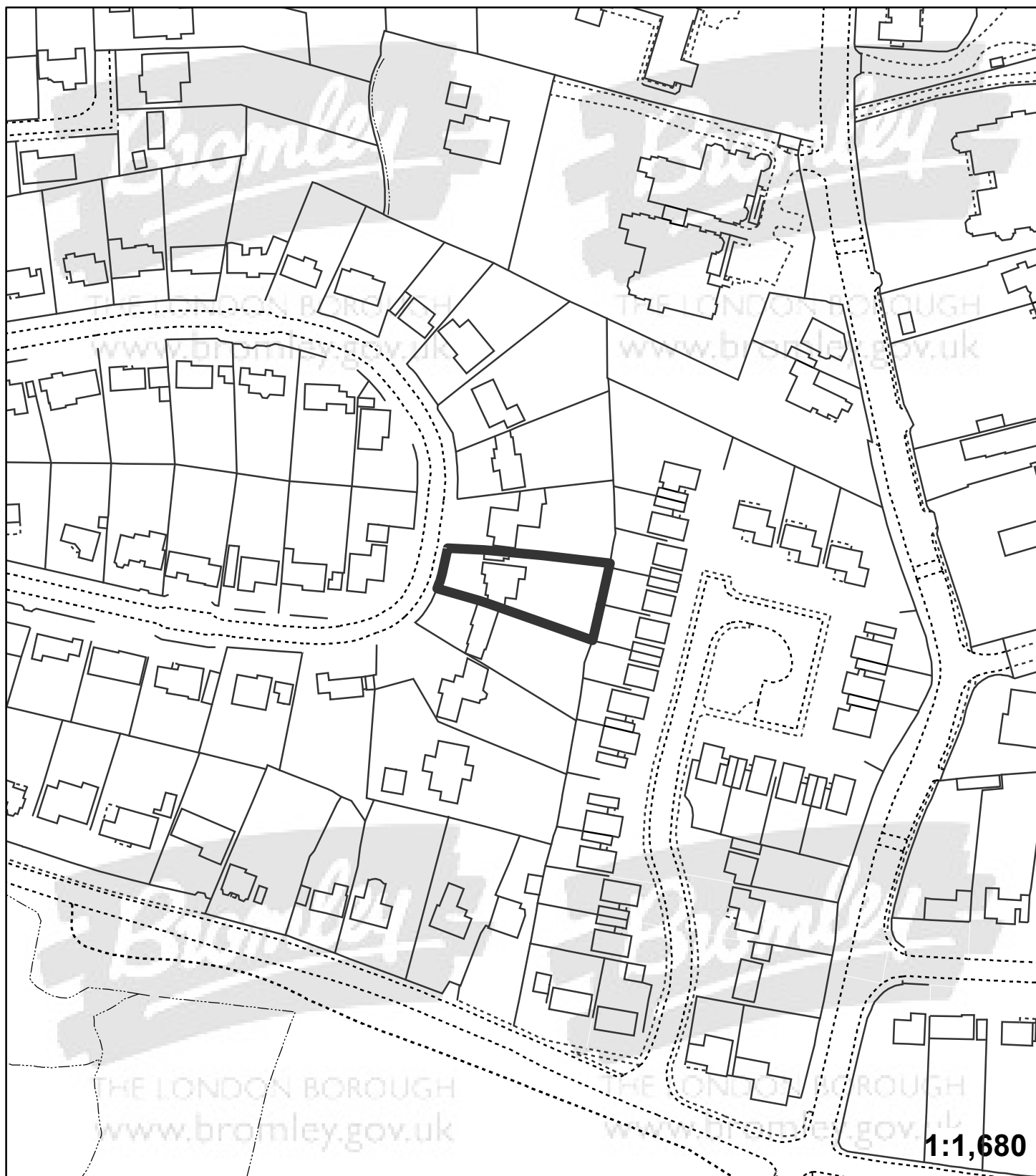
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**Application:**15/01879/OUT

**Address:** 27 Heathfield Chislehurst BR7 6AF

**Proposal:** Demolition of existing dwelling and erection of a 2 storey 4 bedroom dwelling.

**OUTLINE 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 :** 15/02847/LBC

**Ward:**  
Crystal Palace

**Address :** Crystal Palace Park Thicket Road Penge  
London SE20 8DT

**OS Grid Ref:** E: 534475 N: 170872

**Applicant :** Ms Lydia Coelho

**Objections :** NO

### **Description of Development:**

Conservation works to dinosaur sculptures, to include cleaning, repair and associated works.

Key designations:

Conservation Area: Crystal Palace Park

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

London Distributor Roads

Major Development Sites

Metropolitan Open Land

Proposal Sites

Sites of Interest for Nat. Conservation

Smoke Control SCA 6

Smoke Control SCA 25

### **Proposal**

Conservation works to dinosaur sculptures, to include cleaning, repair and associated works. The sculptures are located in a landscaped area to the south-eastern end of the park.

### **Consultations**

Historic England raise no objections subject to suggested conditions.  
No other representations were received.

### **Planning Considerations**

The application falls to be determined in accordance with S.7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires work to a listed building that would affect its special architectural or historic interest to be

authorised by the relevant planning authority. The following policies of the Unitary Development Plan and NPPF are further considerations:

BE8 Statutory Listed Buildings  
Chapter 12 NPPF

The area is within Metropolitan Open Land but this is not relevant to a Listed Building Consent application and Planning Permission is not required for these works.

### **Conclusions**

The main issue is the impact on the special interest, integrity and survival of the Grade 1 listed structures. The statues were constructed by The Crystal Palace Company between 1851 and 1855. They were first attempt to accurately re-construct the three dinosaur species known to the scientific world by the 1850s within their geological environment. The sculptures and associated geological strata form a unique display of the state of palaeological understanding in the 1850s, opened five years before the publication of Darwin's "Origin of Species". They are of exceptional historic interest in a national, and probably international context. The statues themselves are constructed of reinforced concrete with some replacement sections in fibreglass.

A comprehensive report by a conservation engineer has been submitted with the application which identifies specific defects such as cracks and general weathering, but also some more major issues relating to subsidence and failure of footings on some of the larger statues such as the Iguanodon. A specification of repairs include for raking out and repointing of cracks, underpinning using micropiles and repainting based on paint analysis. The head from one of the statues, the Palaeotherium was taken off by vandals but was found and will be replaced, as will other smaller features on the other sculptures.

The repairs are specified to an appropriate standard subject to approval of materials by condition. The proposal represents best conservation practice and will preserve the sculptures into the future.

### **RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

**subject to the following conditions:**

- 1 The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.**

**Reason: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.**

- 2 Sample panels of the proposed facing repairs to the dinosaur sculptures shall be provided on site and the specification approved in writing by the Council as local planning authority, in consultation**

with Historic England, before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved. The extent and number of sample panels shall be agreed with the local planning authority, in consultation with Historic England, prior the sample panels being provided on site.

**Reason:**In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.

- 3** Details in respect of the proposed painting of the dinosaur sculptures shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

**Reason:**In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.

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**Application:**15/02847/LBC

**Address:** Crystal Palace Park Thicket Road Penge London SE20 8DT

**Proposal:** Conservation works to dinosaur sculptures, to include cleaning, repair and associated works.



"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 :** 15/02918/FULL6

**Ward:**  
Chislehurst

**Address :** 1 Downs Avenue Chislehurst BR7 6HG

**OS Grid Ref:** E: 542564 N: 171030

**Applicant :** Mr Steve Brown

**Objections :** YES

### **Description of Development:**

Part two storey/first floor side/rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 10

### **Proposal**

It is proposed to add a part two storey/first floor side/rear extension to this property which would be set back approximately 0.15m from the southern flank boundary of the site. The side part of the extension would have a hipped roof that would be set 0.5m lower than the main roof of the dwelling.

At the rear, the proposed extension would extend over the existing 2.35m deep single storey rear extension adjacent to No.2 Downs Avenue, and would then project a further 1.7m to the rear at two storey level.

Amended plans were submitted on 13th October 2015 in order to rearrange the first floor layout so that the first floor flank windows would serve only bathrooms, and would be obscure glazed with top-openers only.

### **Location**

This detached two storey dwelling is located on the western side of Downs Avenue, and lies adjacent to the rear gardens of Nos.86-90 Walden Road to the south. The adjacent property to the north (No.2) is located at a higher level, and has an access drive leading to a rear garage adjacent to the southern flank boundary with No.1.

### **Comments from Local Residents**

A letter has been received from The Chislehurst Society which raises concerns about the lack of a 1m side space provided between the extension and the flank boundaries of the property which is considered to be contrary to Policy H9 of the Unitary Development Plan.

### **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

### **Conclusions**

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

The proposed two storey side/rear extension would fall within 1m of the southern flank boundary of the property, and would not, strictly speaking, comply with the Council's side space policy. However, the extension would be adjacent to the rear gardens of Nos.86 and 88 Walden Road, and the nearest dwellings would therefore be some 15-20m away, thus lessening the impact within the street scene. Although there is a detached garage located immediately adjacent within the rear garden of No.86, this is single storey only and at a slightly lower level, therefore, the proposed extension would not appear overly cramped within the street scene.

The proposed first floor rear extension would be set back 0.85m from the northern flank boundary with No.2 Downs Avenue, but it would be set behind the existing two storey dwelling, and would not, therefore, encroach on the spatial separation to the neighbouring property, nor appear cramped within the street scene.

With regard to the impact on neighbouring properties, the extension would project a further 4m to the rear at first floor level adjacent to No.2, but the neighbouring dwelling is set at a higher level and is located approximately 2.5m away from the boundary with No.1, therefore, the impact on outlook from and light to this property would not be unduly harmful.

A first floor flank window is proposed in the southern flank elevation of the extension, but it is to a bathroom and would be obscure glazed. Two further windows are proposed at first floor level in the existing northern flank elevation of the dwelling, but as they are to be obscure glazed with top-openers only, they would not require planning permission.

The proposals are therefore considered to be acceptable subject to safeguarding conditions.



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 13.10.2015

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

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

- 3 Before the development hereby permitted is first occupied the proposed window(s) in the first floor southern flank elevation shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan**

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

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

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**Application:**15/02918/FULL6

**Address:** 1 Downs Avenue Chislehurst BR7 6HG

**Proposal:** Part two storey/first floor side/rear extension



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

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

**Application No :** 15/02996/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 125 Tubbenden Lane Orpington BR6  
9PP

**OS Grid Ref:** E: 545173 N: 165211

**Applicant :** Mr & Mrs Takagi

**Objections :** YES

### **Description of Development:**

First floor side extension, single storey front porch and elevational alterations to incorporate conversion of garage to habitable accommodation

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Smoke Control SCA 14

### **Proposal**

- The proposal is for a first floor side extension, a single storey front extension and conversion of the garage to habitable room, including elevational alterations to change the garage door to a window.
- The proposed first floor side extension will be built over the garage and would measure 5.35m in width, by 9.8m in depth and would have an eaves height of 5.2m and a ridge height of 8.4m, the new roof will be 0.2m below the ridgeline of the original house.
- The proposed front extension will create an enclosed porch that would measure 2.8m in width, by 1.15m in depth and would have an eaves height of 2.3m and a ridge height of 2.95m
- The proposal also includes converting the garage to a habitable room, and replacing the garage door with a window to match the existing windows in the front elevation.
- Materials are proposed to match existing, and window design is as far as practical matching to the existing dwelling.

### **Location**

The application site hosts a part one/two storey semi-detached dwelling and is located on the South-Eastern side of Tubbenden Lane, Orpington.

Properties along this part of Tubbenden Lane are varying in designs, as a result of a multitude of extensions within the wider streetscene. The Eastern boundary of the site adjoins a public alleyway and there is approximately 3.5m between the boundary of number 125 and number 127 Tubbenden Lane.

## **Consultations**

### Comments from Local Residents

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

### Comments from Consultees

One comment was received from the Highways Officer who raised no objections due to availability of parking on the driveway.

## **Planning Considerations**

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

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 planning reference 03/02426 planning permission was granted for a part one/two storey side and rear extension which was not implemented.

## **Conclusions**

Members may consider the main issues relating to the application as being the effect that proposal would have on the street scene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H9 states that when considering applications for new residential development, including extensions, the Council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building. Whilst the ground floor element will be retained as 0.01m from the boundary the proposed first floor extension would be approximately 1.2m from the boundary and due to the pitch of the roof the impact will be reduced and will create a more spacious appearance. As mentioned above there is a separation distance of 3.5m between number 125 and number 127 Tubbenden

Lane. The development would not cause any possible terracing due to the separation distances between the dwellings as a result of an alley way and the proposed development would not cause a cramped appearance within the wider streetscene due to the pitch of the roof. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members could find the first floor side extension acceptable.

The proposed front extension only projects 1.15m with a width of 2.8m, due to the siting and position of this front extension members may consider that this will have no impact on neighbouring amenity. There are a number of front extensions along this stretch of the road with differing dimensions, therefore members may consider that the proposed front extension would not impact detrimentally on the wider street scene and it is therefore acceptable.

Although there is a loss of one parking space due to the development there have been no objections raised by highways due to the hardstanding at the front of the property which could be utilised for parking, members may also consider that the proposed window in the front elevation will match other windows in the existing front elevation.

Having had regard to the above, Members may consider 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.

as amended by documents received on 08.10.2015

## **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 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.**

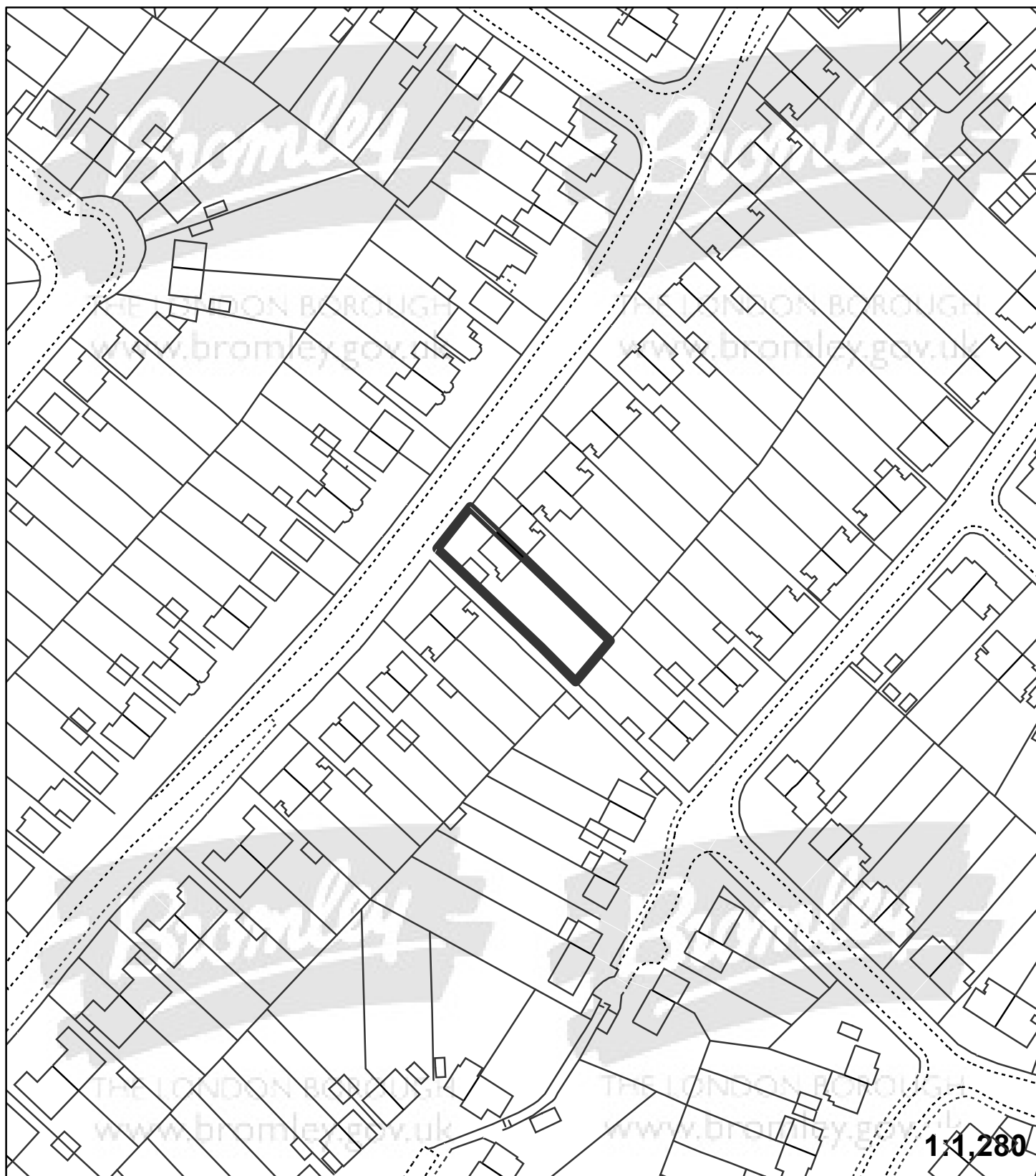
**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**



**Application:**15/02996/FULL6

**Address:** 125 Tubbenden Lane Orpington BR6 9PP

**Proposal:** First floor side extension, single storey front porch and elevational alterations to incorporate conversion of garage to habitable accommodation



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

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

**Application No :** 15/03262/FULL1

**Ward:**  
Darwin

**Address :** The Warren Single Street Berrys Green  
Westerham TN16 3AB

**OS Grid Ref:** E: 543624 N: 159921

**Applicant :** Mr And Mrs Nicholls

**Objections :** NO

### **Description of Development:**

Demolition of existing bungalow and garage and erection of detached two storey 4 bedroom dwelling with detached garage

### **Key designations:**

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

### **Proposal**

It is proposed to replace the existing bungalow and garage/car port with a detached two storey dwelling and detached garage in a similar location on the site. The proposed dwelling would have a smaller footprint than the existing bungalow (79.6sq.m as opposed to 104.5sq.m.), but would contain first floor accommodation within the roof giving a total floor area of 143.4sq.m.

The new dwelling would be set back 8m from the front boundary of the site (in line with the existing dwelling), and would project slightly further to the west. Separations of 3.75m to the south-eastern flank boundary and 10m to the north-western flank boundary would be retained.

The garage/car port to be demolished has a floor area of 36sq.m. and lies adjacent to the south-eastern flank boundary with the joinery works. It would be replaced with a detached garage in the same location but with a reduced size of 18sq.m.

### **Location**

This site is located on the north-eastern side of Single Street within a small residential enclave in the Green Belt, although it is bounded to the east by a joinery works. It is occupied by a detached bungalow and an outbuilding to the rear which comprises a garage, car port and workshop. The outbuilding lies within 5m of the dwelling.

## **Comments from Local Residents**

No third party representations have been received to date.

## **Comments from Consultees**

No highways objections are seen to the proposals as there would be no change to the vehicular access arrangements, and the replacement garage would be of an acceptable size with other parking also available on the site.

No drainage objections are raised to the proposals in principle, and Thames Water request that they be contacted by the applicant if permission is granted due to the close proximity of a public sewer.

## **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  
G5 Replacement Dwellings in the Green Belt  
T3 Parking

The National Planning Policy Framework is also relevant.

## **Conclusions**

The main issues in this case are whether the proposals comprise inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

The National Planning Policy Framework (NPPF) contains a general presumption against inappropriate development within the Green Belt. Paragraph 87 states that such development should not be approved except in very special circumstances, whilst paragraph 89 sets out a number of exceptions, including the replacement of a building where the new building is in the same use and not materially larger than the one it replaces.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing dwelling has a floor area of 104.5sq.m., whilst the garage/car port to be removed has a floor area of 36sq.m., giving a total floor area to be demolished of 140.5sq.m. The new dwelling would have a floor area of 143.4sq.m., whilst the new garage would measure 18sq.m., giving a total of 161.4sq.m. This would result in an increase in floor area of 20.9sq.m., which equates to a 14.8% increase. This would be slightly above the 10% normally seen as not constituting a material net increase in floor area compared with the existing dwelling, and would therefore be considered inappropriate development in the Green Belt. However, the overall site coverage by buildings would be reduced by 30%, and there would be more space between the buildings as the new dwelling would not extend so far to the rear, giving a 6m separation between the dwelling and the garage. The height of the replacement building would also be kept to a minimum, increasing by only 2.1m over the existing bungalow. These factors are considered to outweigh the small increase in the floor area normally allowed for a replacement dwelling in the Green Belt.

With regard to the impact on the character and appearance of the surrounding area, the proposed dwelling would now be two storeys in height rather than single storey, but the overall height would be kept fairly low, with first floor accommodation contained within the roof space. Furthermore, good separations would be provided to the side boundaries, and the garage would be set back 22m from the front of the site to limit its impact. There are a number of two storey dwellings in the close vicinity, and the proposals are not therefore considered to have a detrimental impact on the visual amenities and open and rural character of the Green Belt.

With regard to the impact on residential amenity, the nearest dwelling that adjoins the site is Widdershins to the north which is located some 40m away, and would not be unduly affected by the redevelopment proposals. The new dwelling would be visible from residential properties on the opposite side of Single Street, but it is not considered to result in a significant loss of outlook from these properties.

#### **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 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

- 3** 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.

**Reason:**To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 4** 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.

- 5** 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.

- 6** Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

**Reason:** In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

- 7** 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.

- 8** 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 Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

**You are further informed that :**

- 1** You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a sewer -

Thames Water  
1 Kew Bridge  
Brentford, Middlesex  
TW8 0EF  
0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action,

**serve a stop notice to prohibit further development on the site and/or take action to recover the debt.**

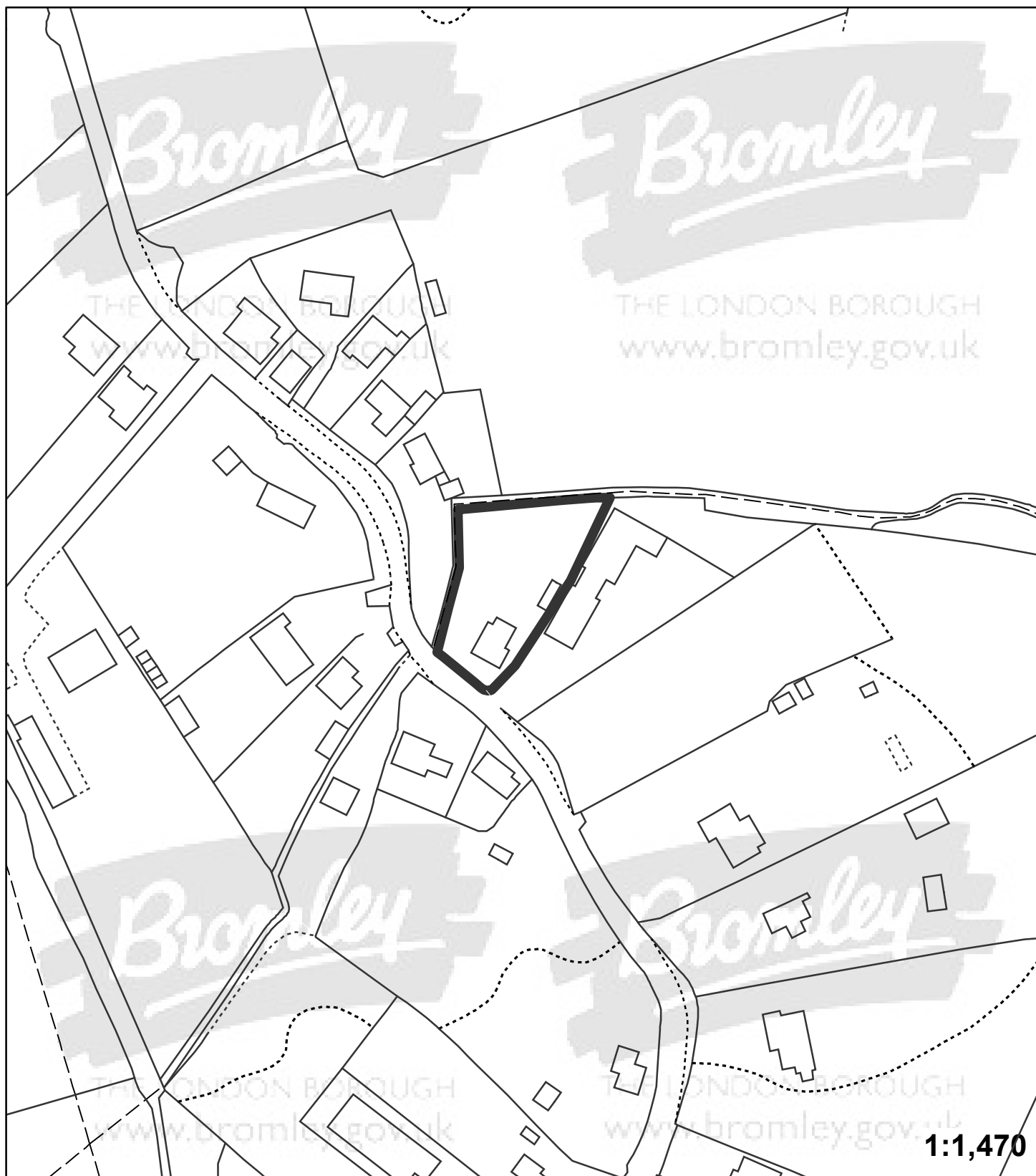
**Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)**



**Application:**15/03262/FULL1

**Address:** The Warren Single Street Berrys Green Westerham TN16 3AB

**Proposal:** Demolition of existing bungalow and garage and erection of detached two storey 4 bedroom dwelling with detached garage



"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 :** 15/03284/FULL1

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

**Address :** 68 Windsor Drive Orpington BR6 6HD

**OS Grid Ref:** E: 546517 N: 163947

**Applicant :** Mr K Browne

**Objections :** YES

### **Description of Development:**

Detached two storey 3 bedroom dwelling on land adjacent to 68 Windsor Drive with new vehicular access to No. 68 and associated parking.

### **Key designations:**

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
Smoke Control SCA 28

### **Proposal**

It is proposed to demolish a detached garage and storage building to the side and rear of this property, and subdivide the site in order to provide a new detached two storey 3 bedroom dwelling which would be set back 1m from the north-eastern flank boundary with No.66, and would provide a 1m gap between the existing and proposed dwellings.

The proposed dwelling would be set roughly in line with the host dwelling and the adjoining property at No.66, although the main two storey element would project approximately 1m further to the rear of No.68.

Two car parking spaces would be provided to the front of the new dwelling using the existing vehicular access, whilst a new vehicular access would be created to serve two new car parking spaces for the host dwelling.

### **Location**

This site is currently occupied by a two storey semi-detached dwelling which has a detached garage to the side and a small storage building. The site has a frontage of 14m, and a 30m deep rear garden.

The surrounding area is characterised by a mixture of detached and semi-detached dwellings set within reasonable sized plots.

## **Comments from Local Residents**

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

## **Comments from Consultees**

From a highways point of view, the new dwelling would replace the existing garage to the host dwelling, however, each dwelling would still be provided with 2 car parking spaces, and no highways objections are therefore seen to the proposals.

No environmental health or drainage objections are seen to the proposals, and Thames Water raises no concerns.

## **Planning Considerations**

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

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

## **Conclusions**

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

The subdivision of this site to provide a new dwelling is considered acceptable in principle as the subdivided sites would still each maintain a reasonable plot size and width that, although narrower than their immediate neighbours, would not appear out of character with the surrounding area which has a mixture of narrow and wider plots. Furthermore, there would be adequate room to provide parking on the frontage for both the proposed and host dwellings, which is characteristic of the area.

However, the proposed detached dwelling would provide only a 1m separation to the host dwelling (as the site would be subdivided along the line of the flank wall of the host dwelling rather than providing a 1m separation to the dividing boundary for both dwellings), which would strictly speaking be contrary to the Council's side space policy (H9) which aims to protect the spatial characteristics of the area. Nevertheless, a recent appeal was granted for a dwelling on land adjacent to No.60 Windsor Drive (ref.14/02688) which had a similar relationship with its host dwelling. In that case, the Inspector considered that there were examples within the immediate vicinity of houses that were positioned close to each other, and although he recognised that the retained spaces between the proposed and

existing dwellings would be narrow, he did not consider that this would lead to a cramped appearance, nor depart from the established character of the area.

The proposed dwelling would appear subservient to the adjoining dwellings with a lower roof ridge and slightly lower eaves level, and in view of the Inspector's recent comments about the spatial characteristics of the area, the proposals are not considered to appear unduly cramped within the street scene, nor out of character with the area.

With regard to the impact on neighbouring properties, the main two storey part of the dwelling would project only 1m beyond the rear elevation of No. 68 and would be set 1m away. The host dwelling currently has a rear conservatory to its western side, and the new dwelling would have a similar depth single storey rear element for its full width. A first floor bathroom window is proposed in the south-western flank elevation facing No.68 which would be obscure glazed to prevent overlooking. The proposals are not therefore considered to result in undue loss of light, privacy or outlook to the host dwelling at No.68.

With regard to the impact on No.66, the proposed dwelling would be set back 1m from the north-eastern flank boundary with No.66, and the adjoining property currently has a single storey extension along the boundary which would still project further to the rear of the proposed new dwelling. A first floor staircase window is proposed in the north-eastern flank elevation facing No.66 which would be obscure glazed to prevent overlooking. The new dwelling is not therefore considered to adversely affect the amenities of the adjoining dwelling at No.66.

In conclusion, the proposals are not considered to have a detrimental impact on the character and spatial standards of the surrounding area, nor adversely affect the amenities of adjoining occupiers.

## **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 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**

- 3** 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.

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 4** 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.

- 5** The gradient of the parking spaces shall not exceed 1:10 at any point.

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

- 6** 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 dwelling 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.

- 7** Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevations shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window(s) shall subsequently be permanently retained in accordance as such.

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan**

- 8 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.**

- 9 A side space of 1 metre shall be provided between the flank walls of the dwelling hereby permitted and the flank boundaries of the property.**

**Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.**

**You are further informed that:**

- 1 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.**
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at [www.bromley.gov.uk](http://www.bromley.gov.uk)**
- 3 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.**
- 4 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant**

**land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).**

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

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



**Application:** 15/03284/FULL1

**Address:** 68 Windsor Drive Orpington BR6 6HD

**Proposal:** Detached two storey 3 bedroom dwelling on land adjacent to 68 Windsor Drive with new vehicular access to No. 68 and associated parking.



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

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

**Application No :** 15/03604/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 58 Harvest Bank Road West Wickham  
BR4 9DJ

**OS Grid Ref:** E: 540128 N: 165096

**Applicant :** Mr Liam Murphy

**Objections :** YES

### **Description of Development:**

Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 3 storey dwelling

Key designations:

Smoke Control SCA 51

### **Proposal**

The application proposes to construct a first floor extension to the existing property to form an additional storey, and to allow an internal reconfiguration including the provision and relocation of four bedrooms. The current application is an amended version of a scheme assessed and approved by Members under reference DC/12/02173. The scheme varies from that permission with an increase in the height and pitch of the roof and the extension of the lower ground floor and terrace.

The proposal would result in an increase in the height of the dwelling by approximately 4 metres to the front elevation. This is an increase of 0.98m from the 2012 approved scheme (previously 3.1m).

To the rear of the property the existing conservatory located at ground and lower ground floor level is to be removed. A two storey rear extension to the existing ground and lower ground floor levels is proposed which accommodates a new breakfast room and small balcony at ground floor and a new games room and terrace at lower ground floor level.

### **Location**

The application site is located towards the eastern end of Harvest Bank Road close to the junction with Hartfield Crescent. The area is predominantly residential in character with detached and semi-detached properties located within spacious plots. There is a significant difference in level from road to site, with the site being located at a lower level than the road with the property being viewed down upon from the street.

## Consultations

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

## Planning Considerations

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

SPG1 General Design Principles  
SPG2 Residential Design Guidance.

Ref. Number	Description	Status	Decision
07/02628/PLUD	Elevational alterations to infill undercroft and conversion of part of basement to provide additional accommodation		PPUD 30.08.2007
12/02173/FULL6	Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 2/3 storey dwelling	Permitted	02.10.2012

## Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

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

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings with large rear gardens.

As noted above, the current application is a variation to the 2012 approved permission which was assessed and deemed acceptable by Members. The variation to that approved scheme now includes an increase in the height and pitch

of the roof and the extension of the lower ground floor and terrace. At the time of the 2012 permission officers considered that the proposed extension 'maintained a reasonable distance towards the boundary of the site; and that the overall size and scale of the extension appears subservient to the host dwelling and would not result in a significant impact on the street scene due to the difference in ground levels between the road and the application property'. The increase in the overall height of the roof by 0.98m and change to the size of the lower ground floor and terrace would be similar to the approved scheme, which has already been considered acceptable in principle. Whilst the changes would result in a slightly bulkier development, officers consider that the amendments would not result in a significantly different form of development than the approved scheme. The proposal is therefore considered to respect the character and appearance of the area, street scene in general and the existing house. It is therefore considered to comply with Policies BE1 and H8.

In terms of the impact to the residential amenities of neighbouring residents, officers consider that due to the orientation of the site, existing boundary screening, the differences in land levels and the location of the proposed extensions there would appear be no significant undue impact on existing residential amenity. Officers have considered the existing extant permission, together with the amendments and the position of the proposed extension, which would be located some 2.8 metres away from the boundary with number 56 and around 1.5 metres away from the boundary with number 60. The proposed rearward projection of the extension is on balance considered not to result in any significant harm to neighbouring residential amenities due to the location of existing buildings, and boundary vegetation. The balcony at ground floor level would include a privacy screen on the west facing elevation, adjacent to No 58. The terrace at lower ground floor level would be extended, however there is already some level of overlooking from the existing raised ground level and when considering the vegetation surrounding the site and existing permission officers consider that the terrace would be on balance acceptable.

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

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

## **RECOMMENDATION: PERMISSION**

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

- 1 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.**

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

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

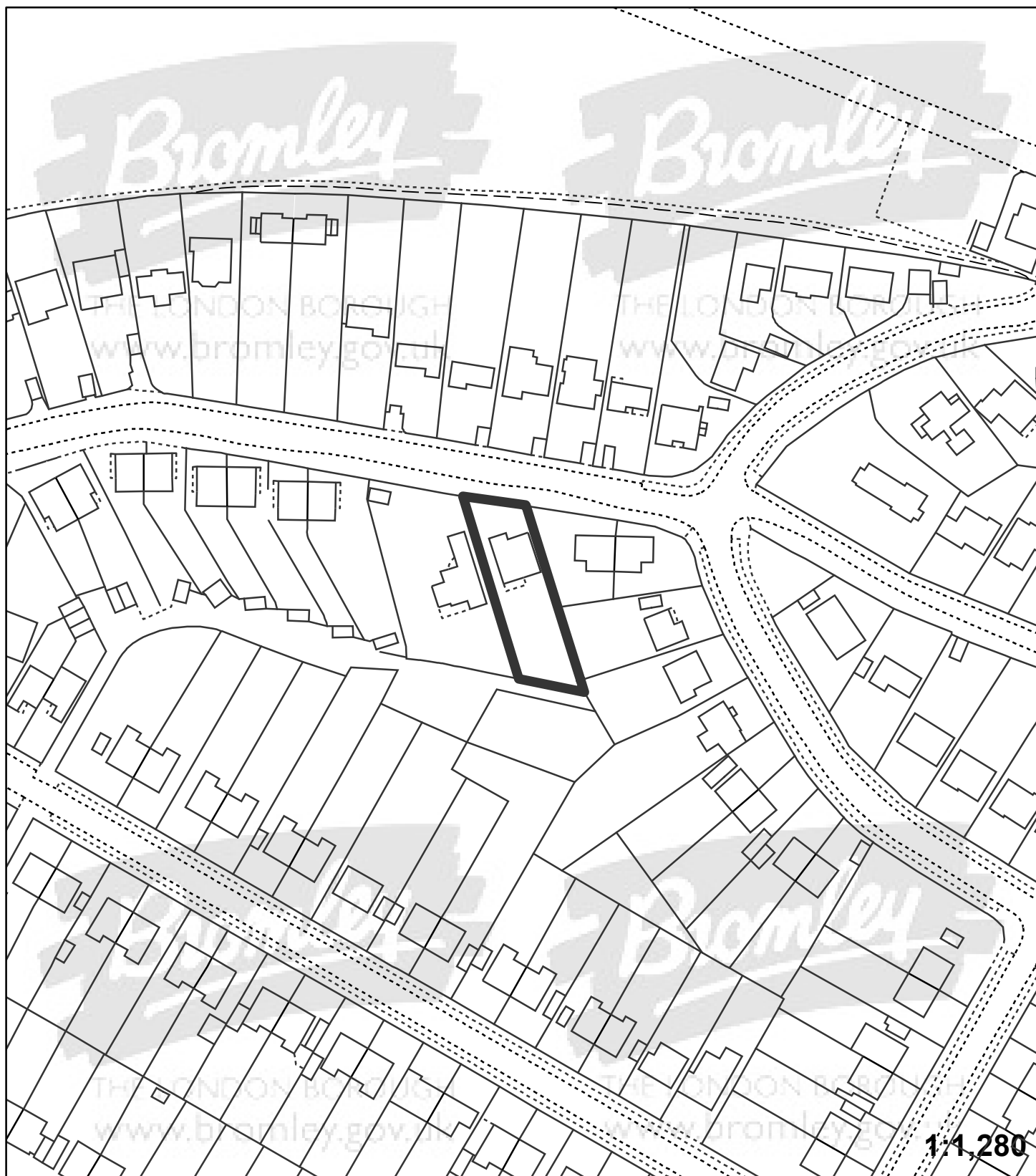
- 5 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor East and West facing elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor 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.**

**Application:** 15/03604/FULL6

**Address:** 58 Harvest Bank Road West Wickham BR4 9DJ

**Proposal:** Extension to lower ground and ground floors with balcony and terrace area and construction of an additional floor to form 3 storey dwelling



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

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

**Application No :** 15/03169/FULL1

**Ward:**  
Cray Valley East

**Address :** Old School Studio Main Road St Pauls  
Cray Orpington BR5 3HQ

**OS Grid Ref:** E: 547393 N: 169120

**Applicant :** Mr Joel Vian

**Objections :** YES

### **Description of Development:**

Proposed conversion of existing school building into 1x 3 bed, 1x 2 bed and 1x studio apartments facilitated by the raising of the ridge, introduction of dormer windows, alterations to the elevations and access ramp to front entrance.

#### Key designations:

Conservation Area: St Pauls Cray  
Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Smoke Control SCA 20

### **Proposal**

Planning permission is sought for the change of use of the existing school studio to three separate residential units. Apartment 1 is proposed to be located to the front of the building. The apartment will host two bedrooms at first floor level with a void allowing views down to the ground floor level from the upper floors. Apartment 2 proposes a studio mezzanine apartment with a bed deck and open plan ground floor. Apartment 3 proposes three bedrooms (one at ground floor and two at first floor) with an open living ground floor area, encompassing the existing outbuilding to the northern elevation. Alterations to the elevations are proposed including the raising of the ridge to allow for a clerestory roof feature, access ramp to the front elevation and conservation roof lights. No off street parking is proposed and gardens for the use of apartment 1 and 3 are located to the rear of the building.

#### Location

The site is located on the eastern side of Main Road within St Pauls Cray. The building forms an original cluster of school buildings including both the School Hall and the School House which are both within residential occupation. The group of buildings, along with the cottages to the north, are locally listed and lie adjacent to

the Grade II\* statutory listed church to the south (St Paulinus). The site is also located within the St Pauls Cray Conservation Area.

## Consultations

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

- The land at the rear adjoins my property and I have been maintaining it at the request of the Council for the past 26 years.
- The current plans put a footpath and access gate on this land which will cause security and privacy issues.
- There is a pond at the rear which holds a variety of wildlife
- There is a retaining wall to the rear which will cause considerable damage to my property.
- Part of the proposal uses part of the land that my neighbour has occupied for the past 25 years, this will cause unnecessary stress and upset for an old couple.
- The access and new gate leading to the path between the old school and the church will be circa 4ft below the retaining wall to the side of 31 Gardiner Close. This will not be difficult to climb over and exit the side gate.
- I am concerned that the plan submitted includes part of my property - namely a strip of land at the end of the garden designated as garden for apartment 3. I request a hold on this application due to the boundary dispute. In addition I am concerned that the school buildings are locally listed and are restricted with regard to external appearance due to the listing. I fail to see how the plans submitted conform to this listing.
- The proposed frontage on the road is not in keeping with the environment in the centre of St Paul Cray.
- The proposed pathway will need light which will intrude on mine and my neighbours privacy and directly looks into my living area.
- The proposed terrace of the 3 bedroom apartment overlooks our kitchen windows which when in use will affect our privacy.
- The proposal to raise the ridge height will restrict the daylight entering our property
- There is no provision for parking
- The plans include no safeguarding measures for the shared common wall and services
- I have concerns regarding the ridge line. I am uncertain as to the impact of the dormer windows as I do not have sight of the plan.
- The raising of the ridge by 0.8m will block out more light and sun into our garden and possibly house especially in the winter months
- The plans reference windows facing the church but no reference is made to our garden or the old school house
- All windows viewable to the Old School House on the ground floor should be frosted and unable to open. The raised slate roof lights overlook our garden and house and should be frosted and unable to open.
- The clerestory is head high and people can see out of this into our garden

- Concerned regarding the maintenance of the appearance and heritage of the school studio in keeping with that of the old school house and school hall.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas has objected stating that the first floor installation is not sympathetic to the design of the locally listed building and overlooks the surrounding areas.

Thames Water - No Objection

Drainage - No Comments

Highways- There is no parking provided with the units. The site is within a very low (1a) PTAL area and so residents are likely to own vehicles. A Lambeth type parking stress survey was supplied with application carried out with photographs indexed on a plan. Residents are likely to want to park as close to their property as possible. In both surveys there is parking available for more than 3 vehicles in the vicinity of the site. On that basis I would raise no objection to the application.

Registered footpath 157 runs along the southern boundary of the application site. It is outside of the site and should not be affected by the granting of planning permission. However, due to its close proximity to the development, the applicant should be made aware, by means of an informative attached to any permission, of the need to safeguard pedestrians using the route, and that it must not be damaged or obstructed either during, or as result of, the development.

Conservation Officer - The proposal drawings are not particularly good in terms of presentation but nonetheless the main changes would be the ramp at the front and the roof/clerestory extension on the central spine roof which would be visible from the church and the adjacent close but not the street. There is a heritage benefit to reusing the building and subject to exterior material conditions I raise no objections

### **Planning Considerations**

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

BE1 Design of New Development  
BE10 Development affecting a locally listed building  
BE11 Conservation Areas  
H1 Housing Supply  
H7 Housing Density and Design  
H11 Residential Conversions  
C1 Community Facilities  
T18 Road Safety  
T3 Parking  
NE7 Development and Trees

SPG1  
SPG2

St Paul Cray Conservation Area SPG

London Plan Policies:

3.3 Increasing Housing Supply  
3.4 Optimising Housing Potential  
3.5 Design and Quality of Housing Developments  
3.8 Housing Choice  
5.1 Climate Change  
5.2 Minimising Carbon Dioxide Emissions  
5.3 Sustainable Design and Construction  
6.9 Cycling  
6.13 Parking  
7.2 An inclusive environment  
7.3 Designing out crime  
7.4 Local character  
7.6 Architecture  
7.15 Noise  
8.3 Community infrastructure levy

National Planning Policy Framework

### **Planning History**

02/02937/FULL1 - Formation of doorway in existing outbuilding wall to provide access to Garden Cottages - Permitted

### **Conclusions**

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the indicative layout and design of the proposed scheme, and the impact upon the St Paul Cray Conservation Area, Locally Listed Building and neighbouring II\* Listed church.

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

### **Principle of Development**

Policy C1 states that a proposal for a development or change of use that meets identified health, education, social, faith or other needs of particular communities or areas of the Borough will normally be permitted provided that it is accessible by

modes of transport other than the car and accessible to the members of the community it is intended to serve. Planning permission will not be granted for proposals that would lead to the loss of community facilities unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location. The school has evidently been used within a residential capacity since its closure however there is no planning history to this effect. One letter has been submitted as part of the planning statement from Clarkson, Wright and Jakes Solicitors stating that the previous owner of the School house died in February 2009. That owner purchased the property in 1996 to use as her main residence. Council tax records show that the Studio has been in residential use since 1993 and it is therefore the accepted lawful use of the building.

Policy H11 states that a proposal for the conversion of a single dwelling into two or more self contained residential units or into non self-contained accommodation will be permitted provided that the amenities of occupiers of neighbouring dwellings will not be harmed by loss of privacy, daylight or sunlight or by noise and disturbance; the resulting accommodation will provide a satisfactory living environment for the intended occupiers; on street or off street parking resulting from the development will not cause unsafe or inconvenient highway conditions nor affect the character or appearance of the area; and the proposal will not lead to the shortage of medium or small sized family dwellings in the area.

The building has been previously been used within a residential capacity however the exact layout of the units is unknown except for the front portion of the building as indicated on the existing floor plans. The principle of conversion will therefore come down to the scheme satisfactorily addressing the above criteria.

### Design

The proposed scheme would include the construction of a clerestory roof feature which would require the ridge height of the central portion of the school building to be raised by 0.8m, and also a dormer window to the rear of Apartment 1. Roof lights are proposed along the south elevation with a pitched glazed roof proposed to the existing toilet outbuilding, which is to become part of the residential accommodation for apartment 3. A canopy and access ramp is proposed to the front elevation to provide level access to the units.

The design alterations to the ridge height and introduction of the dormer window, conservation roof lights and clerestory roof addition would be contained to the rear of the building and will not be visible from the highway. The pitched roof over the existing outbuilding to the northern elevation will be sited 1m above the existing boundary wall, however, this pitches away from Garden Cottages minimising the views of this addition. The clerestory roof feature will be visible from both the north and south of the site, however the Conservation Officer raises no objection to the impact on the setting or special interest of the adjacent Listed Building or locally listed cottages.

In terms of design, Members may consider that the application is acceptable subject to conditions for the submission of materials and larger scaled drawings given the sensitive location of the application site.

### Standard of accommodation

The London Plan and London Plan Housing SPG set out minimum floor space standards for dwellings of different sizes. These are based on the minimum gross internal floor space requirements for new homes relative to the number of occupants and taking into account commonly required furniture and spaces needed for different activities and moving around, in line with Lifetime Home Standards. The quality of the proposed accommodation needs to meet these minimum standards.

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

Apartment 1 proposes a GIA of 86sqm exceeding the London Plan standard. Apartment 2 proposes a floor area of 60sqm exceeding the London Plan Standard. Apartment 3 proposes a floor area of 120 sqm exceeding the London Plan Standard.

The Mayor's Housing SPG requires all new residential development to meet minimum good practice sizes. Whilst it is difficult to ascertain from the drawings, concern is raised with regards to the quality of first floor accommodation throughout the development, the majority of which falls below 2.5m which is the baseline London Plan Standard. Concerns are specifically raised with regards to Apartment 3 of which a large majority of first floor headroom falls below 1.8m in height.

With regard to Apartment 1, it is noted that the ground floor open plan living area and first floor open bedroom decks have apertures facing onto the access ramp to the building to the front, as well as across the front amenity space of the neighbouring property School House to the south and to the north, 1.3m from the flank elevation of number 1 River Cottage. Whilst obscured glazing can be utilised to prevent overlooking and to allow for a degree of privacy with regards to transient people movement within close proximity of these windows, the degree in which this can be utilised is restricted in order to allow for a good sense of natural light provision to the apartment. The existing layout mitigates the impact of this by virtue of non-habitable rooms facing these apertures. Members may consider that Apartment 1 would allow for a poor level of privacy given the proximity to transient pedestrian movements on all elevations, therefore adversely impacting upon residential amenity.

With regard to Apartment 2, the windows within the northern elevation serve both the ground and first floor levels and are sited 1m from the boundary with number 1 River Cottage and 2.5m from the side elevation of the neighbouring dwelling. The habitable room window within the southern elevation is located 950mm from the side elevation of The School House flank side elevation. The first floor level is served by the insertion of 3 x conservation roof lights as well as the high level

windows within the northern elevation. The overall provision of light and outlook with regards to this apartment is not considered satisfactory. Whilst obscure glazing could be utilised within the northern elevation to prevent overlooking with regards to number 1 River Cottage, the proximity of the flank wall to the south would cumulatively allow for a dark and oppressive form of residential accommodation that the insertion of three roof lights would do little to mitigate. Furthermore, velux roof lights are not considered satisfactory with regards to the provision of outlook for the first floor habitable room.

Apartment 3 benefits from the addition of the clerestory roof feature which runs through a centralised position along the roof space and also the addition of velux windows along the south elevation. The windows at ground floor level serving the lounge and lower seating area overlook the neighbouring rear garden of the School House and the front private amenity space of the School Hall. In order to prevent overlooking these windows would be required to be obscurely glazed and non-opening unless above 1.7m from ground floor level, however if this was to occur then the only form of natural light serving the main living area of the apartment would be from the clerestory and the velux roof lights. The reliance on these apertures as the main source of natural light provision would restrict the outlook from apartment 3 and would create a dark and oppressive living area, especially at the ground floor level. It is clear from the cross section drawings also that the clerestory feature is proposed at a height to prevent overlooking of neighbouring properties, however this in turn prevents reasonable outlook from the first floor level.

In terms of amenity space, the development proposes two/ three bedrooms per apartment, which is considered to be a dwelling suitable for family use and in need of external amenity space provision. Private amenity space for Apartment 3 is accessed from the Apartment to the rear and measures 60sqm. The location and amount of space provided is considered acceptable. The outdoor amenity space for Apartment 1 is located to the rear of the garden area and accessed via the public footpath along the southern elevation of the School Hall in close proximity to the statutory listed church and a footpath along the rear of the plot within close proximity of number 31 Gardiner Close.

Whilst concerns with regards to privacy have been received from 31 Gardiner Close due to the unfettered access to the amenity space along the boundary wall, by virtue of the topography of the land it is not considered that people using the access way will be visible when viewed from the neighbouring habitable room windows. However, number 31 Gardiner Close is sited at a higher land level than the Old School Studio and the School Hall and views will be prevalent from the neighbouring habitable rooms into the amenity space provided for apartment 1. Due to the lack of direct access into the amenity space from the apartment, and the inadequate privacy afforded to the area, it is not considered that the outdoor amenity area is satisfactory and as such this is contrary to policy 3.5 and 3.6 of the London Plan and the Play and the Mayoral Recreation SPG.

By virtue of the confined nature of the building and the unusual arrangement of the proximity of the host building to neighbouring dwellings, it is not considered that the development would provide a good level of residential amenity for future

owner/occupiers whilst maintaining a satisfactory relationship with neighbouring properties. Whilst some lenience should be applied due to the locally listed nature of the building and the surrounding properties and the need for the development to be sensitively undertaken, cumulatively the arrangements of fenestration and private outdoor amenity space and the provision of inadequate head heights at first floor level is considered to unduly impact upon the residential amenity of the owner occupiers of the apartments and lead to an overall overdevelopment of the School Studio.

#### Impact on adjoining properties

As noted above, several habitable room windows are proposed that will look into the rear amenity space of the School House and whilst these could be conditioned to be obscurely glazed and non-opening, this would not provide satisfactory natural light provision for Apartment 3. Furthermore, the raising of the ridge to incorporate the clerestory feature would unduly overshadow the rear amenity space of the School House and appear imposing and overbearing when viewed from the neighbouring property, effectively enclosing the area. Whilst concerns have been received with regards to the impact of the proposed velux windows upon overlooking, due to the low level of these internally and the ability to obscurely glaze the windows, it is not considered that this would occur to a detrimental level.

The windows within the northern elevation of apartment 2 serves both the ground and first floor levels and are sited 1m from the boundary with number 1 River Cottage and 2.5m from the side elevation of the neighbouring dwelling, facing into the rear amenity space. Whilst obscure glazing could be utilised within the northern elevation to prevent overlooking with regards to number 1 River Cottage, it is not considered this would result in a satisfactory level of residential amenity for the future owner/occupiers of the apartment and therefore would allow for overlooking of the rear private amenity area and the rear habitable room windows of the dwelling within the side elevation.

#### Impact upon the Conservation Area, Locally Listed Building and adjacent Listed Buildings

The Conservation Officer raises no objections to the scheme and welcomes the re-use of the vacant building. It is not considered that the proposed external additions and alterations would adversely impact upon the setting or special character of the listed building nor wider conservation area and as such are considered compliant with policy BE11 and BE10 of the UDP.

#### Highways

No objections are made on behalf of highways who consider there to be sufficient on street parking within the vicinity of the application site, evidenced by the submission of a parking survey.

#### Cycle parking

The Applicant has provided sufficient cycle parking.



## Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has not provided details of the location of refuse storage bin storage or their means of enclosure, however a condition could secure these details if permission was to be forthcoming.

On balance, the application is considered to be unacceptable and it is recommended that permission be refused

### **RECOMMENDATION: APPLICATION BE REFUSED**

The reasons for refusal are:

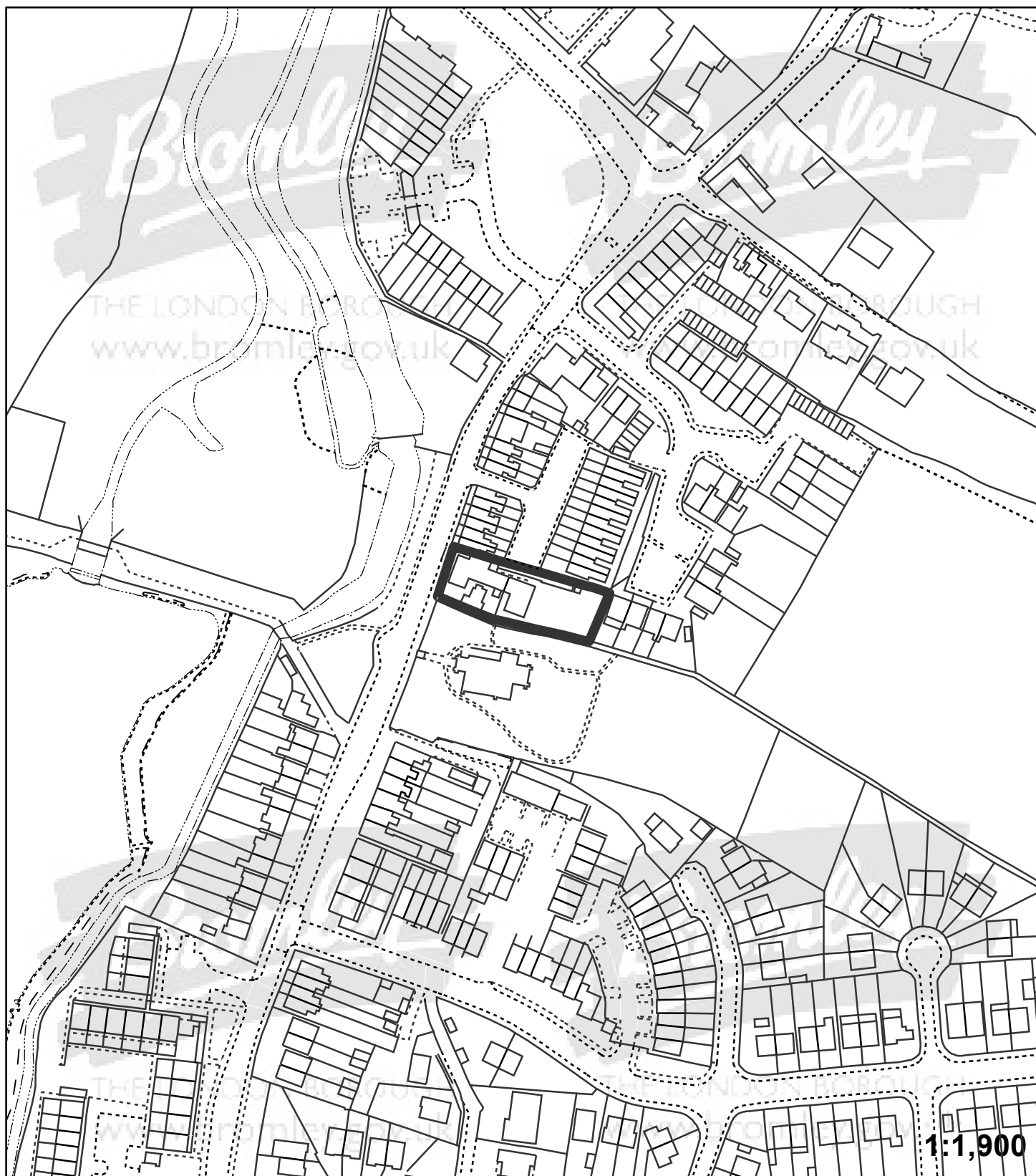
- 1 The proposed development, due to inadequate head room, outlook, fenestration and provision of outdoor amenity space would fail to provide a satisfactory standard of living accommodation for its future occupants. The proposals are therefore contrary to Policy 3.5 Quality and Design of Housing Developments of the London Plan (2011), The London Plan Supplementary Planning Guidance: Housing (November 2012) and Policies BE1 and H7 of the Unitary Development Plan.**
  
- 2 The development, by virtue of the raised ridge height would unduly compromise the residential amenity afforded to the owner occupiers of The School House and number 1 River Cottages and would allow for an unduly prominent structure that would cause a detrimental loss of natural light and overshadowing. By virtue of the fenestration design, overlooking will occur from the ground floor flank windows contributing to a loss of privacy contrary to Policy BE1 and H7 of the Unitary Development Plan.**

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**Application:**15/03169/FULL1

**Address:** Old School Studio Main Road St Pauls Cray Orpington BR5 3HQ

**Proposal:** Proposed conversion of existing school building into 1x 3 bed, 1x 2 bed and 1x studio apartments facilitated by the raising of the ridge, introduction of dormer windows, alterations to the elevations and access ramp to front entrance.



"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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