



THE LONDON BOROUGH
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DATE: 17 March 2016

To: Members of the
PLANS SUB-COMMITTEE NO. 3

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, Nicky Dykes, William Huntington-Thresher,
Charles Joel, Alexa Michael and Stephen Wells

A meeting of the Plans Sub-Committee No. 3 will be held at Bromley Civic Centre on
THURSDAY 31 MARCH 2016 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

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

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

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

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 FEBRUARY 2016**
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- 4 PLANNING APPLICATIONS**

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

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4.2	Chislehurst	17 - 22	(16/00971/FULL1) - Red Hill Primary School, Red Hill, Chislehurst

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.3	Hayes and Coney Hall	23 - 24	(15/01716/FULL1) - Bromley Football Club, Hayes Lane, Hayes, Bromley BR2 9EF (REPORT TO FOLLOW)
4.4	Chislehurst Conservation Area	25 - 32	(15/03907/FULL6) - 53 Yester Road, Chislehurst, BR7 5HN
4.5	Penge and Cator	33 - 54	(15/04458/OUT) - 213 Kings Hall Road, Beckenham, BR3 1LL
4.6	Copers Cope	55 - 66	(15/04801/FULL1) - National Westminster Bank Sports Ground, Copers Cope Road, Beckenham, BR3 1NZ
4.7	Orpington	67 - 74	(15/05549/FULL6) - 159 Park Avenue, Orpington
4.8	Copers Cope	75 - 80	(15/05638/FULL1) - Sandford Close, 72 The Avenue Beckenham BR3 5ES

4.9	Bromley Common and Keston	81 - 90	(16/00121/FULL6) - Whitehouse, 8 Oakfield Lane, Keston, BR2 6BY
4.10	Farnborough and Crofton	91 - 96	(16/00128/FULL6) - 3 Farnborough Common, Orpington, BR6 7BN
4.11	Bromley Town	97 - 104	(16/00239/FULL6) - 162 Homesdale Road, Bromley, BR1 2RA
4.12	Clock House	105 - 112	(16/00245/FULL1) - 161 Croydon Road, Penge, SE20 7TY
4.13	Bromley Common and Keston	113 - 118	(16/00597/TPO) - The Lodge, Cowper Road, Bromley, BR2 9RT
4.14	Bromley Town	119 - 120	(15/04641/FULL4) - 165 Masons Hill, Bromley BR2 9HW (REPORT TO FOLLOW)

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

Report No.	Ward	Page No.	Application Number and Address
4.15	Petts Wood and Knoll	121 - 126	(15/05056/FULL6) - 67 Dale Wood Road, Orpington, BR6 0BY
4.16	West Wickham	127 - 136	(16/00030/FULL6)- 21 Boleyn Gardens, West Wickham
4.17	Chislehurst Conservation Area	137 - 142	(16/00068/FULL6) - 16 Heathfield, Chislehurst.
4.18	Cray Valley West	143 - 148	(16/00244/FULL6) - 15 Sutherland Avenue, Petts Wood, Orpington, BR5 1QX
4.19	Hayes and Coney Hall	149 - 154	(16/00428/FULL6) - 8 Robins Grove, West Wickham BR4 9DH

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 4 February 2016

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Kevin Brooks, Alan Collins, William Huntington-Thresher, Charles Joel, Alexa Michael and Stephen Wells

Also Present:

Councillors Graham Arthur, Nicholas Bennett J.P., Mary Cooke, Peter Fortune, Russell Mellor, Tom Philpott, Neil Reddin FCCA and Michael Turner

21 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicky Dykes.

22 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

23 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 DECEMBER 2015

RESOLVED that the Minutes of the meeting held on 3 December 2015 be confirmed.

24 INFORMATION AND COMMUNICATION SYSTEM AT THE CIVIC CENTRE

The Director of Corporate Services' Legal Representative informed Members and the public that on the day of the meeting a loss of power had affected the Civic Centre's information and communication systems. The Chairman had been consulted and agreed to proceed with the meeting. On restoration of the systems any late representations (and outside of the statutory consultation period) received that materially affected an application would be taken into consideration before a decision on that application was issued.

25 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

25.1 CHISLEHURST

(15/04108/FULL6) - 22 Selby Close, Chislehurst, BR7 5RU

Description of application – Planning permission is sought for a two storey side and rear extension to the detached property. The proposed extension would project 2.5m to the side of the property (when scaled from the submitted drawings) and would retain a 1m side space to the boundary with No.20 Selby Close. The proposed extension would run alongside the property and wrap around the rear at two storey level projecting approximately 5.2m to the rear. First floor flank windows are proposed in the northwestern elevation which are indicated to be obscure glazed.

Oral representations in support of the application were received at the meeting. It was reported that a statement had been received and circulated to members.

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

25.2 WEST WICKHAM

(15/04594/FULL3) - La Rioja, High Street West Wickham, BR4 0LZ

Description of application – Change of use from A3 restaurant to A3/A5 restaurant with takeaway, alterations and extension to existing building and provision of new drive-thru lane, new car park, managed private woodland for nature conservation purposes and associated tree planting and landscaping (duplicate application of 15/00489).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Tom Philpott in objection to the application and Ward Member, Nicholas Bennett JP, in support of the application were received at the meeting. It was reported that further objections to the application had been received together with late representations from West Wickham Residents' Association. It was also reported that TfL had no objection to the application.

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

**25.3
SHORTLANDS
CONSERVATION AREA**

(15/04608/FULL1) - 28 Wickham Way, Beckenham, BR3 3AF

Description of application – Demolition of existing dwelling and erection of a 5 bed detached house with detached garage.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application and a petition had been received and circulated to Members. Comments from Ward Member, Mary Cooke, in objection to the application were reported. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with additional conditions added at the committee to read:-

“7. Before the development hereby permitted is first occupied, the proposed window(s) in the first floor north & south flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be subsequently be permanently retained as such.

REASON: In order to comply with Policy BE1 & H8 of the Unitary Development Plan and in the interests of the adjacent properties.

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 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 an overdevelopment of the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.”

SUBSEQUENT TO THE MEETING IT WAS DECIDED NOT TO ISSUE THE DECISION IN ORDER TO ALLOW ADDITIONAL MATERIAL TO

BE TAKEN INTO ACCOUNT THAT WAS NOT AVAILABLE TO THE COMMITTEE DUE TO AN UNUSUAL TECHNICAL ISSUE AT THE LOCAL AUTHORITY REFERRED TO EARLIER IN THE MINUTES. THE APPLICATION WOULD BE RECONSIDERED AT PLANS SUB-COMMITTEE 1 ON 3 MARCH 2016.

**25.4
BROMLEY TOWN**

(15/04641/FULL4) - 165 Masons Hill, Bromley, BR2 9HW

Description of application - Section 106 BA application to remove the requirement for affordable housing in the S106 agreement in respect of 14/04199/FULL1.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a second opinion on independent financial assessment and also clarification on whether it would be reasonable to reduce the time limit for the obligation to twelve months.

**25.5
HAYES AND CONEY HALL**

(15/04697/FULL6) - 12 Dukes Way West Wickham BR4 9AU

Description of application – The site is a two storey semi-detached dwelling located to the end of the cul-de sac and to the north side of Dukes Way. This application proposes a two storey side extension which due to the configuration of the site boundary proposes an angled flank wall to the eastern elevation.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Neil Reddin, 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 set out in the report of the Chief Planner with a further condition to read:-

“ 6. 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 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 an overdevelopment of

the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.”

**25.6
PLAISTOW AND
SUNDRIDGE**

(15/04872/FULL1) - Workshop Rear of 38 Palace Road, Bromley BR1 3JT

Description of application – Demolition of existing garages/workshops and construction of a single storey 2 bedroom dwelling with associated car parking.

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

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

“17. 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 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 an overdevelopment of the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.

INFORMATIVE: The existing vehicular crossover shall not be damaged during the construction phase of the development and reinstated to a standard at least commensurate with its original condition in the event of any damage. Should you require any advice contact the Highways Planning Section.”

**25.7
PLAISTOW AND
SUNDRIDGE**

(15/05324/FULL1) - 87 Oak Tree Gardens, Bromley BR1 5BE

Description of application - Demolition of 89 and 91 Oak Tree Gardens and erection of 7 two storey four bedroom dwellings with accommodation in roof space on land to the rear comprising of 3 terraced dwellings and 2 pairs of semi-detached dwellings, single garage for No. 87, associated access, parking, landscaping, cycle and refuse storage.

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

from Ward Member, Councillor Michael Turner, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that the Tree Officer had no objection to the application.

In Councillor Turner's opinion the proposed design was an overdevelopment, out of character with the area with insufficient parking provision. He referred to the National Planning Policy Framework's Backland Development Policy that resisted backland development in residential gardens and reported that the Residents' Association objected to the application. Concerns were raised that some residents were unable to arrange flood insurance as the area was prone to flooding due to the Quaggy River Culvert nearby and sewerage had be known to back up.

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

1. The proposal by reason of its layout, bulk and siting in relation to neighbouring residential dwellings constitutes an unsatisfactory and cramped form of development, seriously detrimental to the residential amenities which the occupiers of neighbouring properties might reasonable expect to continue to enjoy, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan, Policies 3.5 and 7.4 of the London Plan and the National Planning Policy Framework.
2. The proposal, by reason of its bulk, layout and siting, would constitute an unsatisfactory form of development, out of character with the pattern of development, quality and distinctiveness of the surrounding area, thereby detrimental to the visual amenities of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan, Policies 3.5 and 7.4 of the London Plan and the National Planning Policy Framework.

**25.8
HAYES AND CONEY HALL**

(15/05538/TELCOM) - Land at Junction with Birch Tree Avenue, Queensway, West Wickham, BR4 9DT

Description of application – Installation of 10m telecommunications replica telegraph pole and associated works (Consultation by CTIL and the Telefonics UK Ltd and Vodafone Ltd, regarding the need for prior approval of siting and appearance).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Graham Arthur, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that Environmental Health had no objection to the application. Members were generally of the opinion that the proposed site was inappropriate, at a dangerous junction, and other less contentious sites should be considered.

Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL BE REQUIRED AND REFUSED** for the following reason:-

1. Due to their height, design and siting within this prominent open area, the proposed mast and cabinets would appear obtrusive and prominent within the street scene, and would be detrimental to the visual and residential amenities of the surrounding area, thereby contrary to Policy BE22 of the Unitary Development Plan and the National Planning Policy Framework.

SECTION 3

(Applications recommended for permission, approval or consent)

25.9 COPERS COPE

(15/03847/FULL1) - 1 Canterbury Close, Beckenham, BR3 5EP

Description of application – Two storey side and single storey rear extensions.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 19 January 2016 and that further objections to the application had been received.

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

“9. The additional accommodation shall be used only by members of the household occupying the dwelling at No.1 Canterbury Close, Beckenham and shall not be severed to form a separate self-contained unit.

REASON: To ensure that the unit is not used separately and associated with the main dwelling and so as to prevent an unsatisfactory sub-division into

two dwellings.”

**25.10
CLOCK HOUSE**

**(15/04988/FULL6) - 28 St James's Avenue,
Beckenham BR3 4HG**

Description of application – Single storey and first floor side extensions, conversion of garage to habitable accommodation and elevational alterations.

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

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

“6. No development shall take place until a scheme 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.

REASON: In order to monitor any localised flooding in accordance the London Plan Policy 5.13.”

**25.11
BROMLEY COMMON AND
KESTON**

**(15/05113/FULL1) - The Lodge, Cowper Road,
Bromley BR2 9RT**

Description of application – Demolition of existing detached dwelling and erection of 3 x two storey, 3 bedroom terraced dwellings and 1 x two storey, 3 bedroom detached dwelling, with associated car parking and landscaping.

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

Councillor Alexa Michael’s referred to the two previous applications that had been refused and dismissed at appeal and pointed out that on neither occasion had the Planning Inspector intimated that the site was re-developable. She had concerns that if the application were to be permitted it would affect an piece of open land in a heavily built up area where open green space was a premium and it would necessitate the removal of some trees to the rear of the site.

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

1. The proposal constitutes a cramped form of development by reason of the number of dwellings

proposed, resulting in an over intensive use of the site and retrograde lowering of established spatial standards and the loss of garden land and general openness of the site which contributed to the character of the area, contrary to Policies H7 and BE1 of the Unitary Development Plan, Policies 3.4 and 3.5 of the London Plan and National Planning Policy Framework.

**25.12
WEST WICKHAM**

(15/05149/FULL6- 21 Boleyn Gardens, West Wickham BR4 9NG

Description of application – Single storey front, side and rear extensions (Retrospective Application).

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

Councillor Charles Joel informed Members that work had commenced to construct a raised terrace at the rear of the site and requested that an Enforcement Officer make a visit.

**25.13
WEST WICKHAM**

(15/05205/FULL6) - 25 Braemar Gardens, West Wickham, BR4 0JN

Description of application – Roof alterations to incorporate rear dormer and front rooflights, first floor side extension, single storey front/side and single storey rear extensions.

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

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

**25.14
BROMLEY COMMON AND
KESTON**

(15/05310/FULL6) - 51 Oakley Drive, Bromley, BR2 8PS

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

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

**25.15
HAYES AND CONEY HALL**

(15/05376/FULL6) - 47 Courtlands Avenue, Hayes, Bromley. BR2 7HY

Description of application – Two storey rear/side extension.

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

**25.16
PLAISTOW AND
SUNDRIDGE**

(15/05553/TELCOM) - Land at junction of London Road and London Lane, Bromley.

Description of application – 10m replica telegraph pole telecommunications monopole with associated equipment cabinet (CONSULTATION BY VODAFONE LTD AND TELEFONICA UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE).

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

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

**25.17
MOTTINGHAM AND
CHISLEHURST NORTH**

(15/05647/TELCOM) - Land Opposite 1 Grove Park Road, Mottingham SE9 4NP

Description of application – Installation of 12.5m high telecommunications mast and associated cabinet at ground level. Consultation by Cornerstone Telecommunications Infrastructure Ltd (CTIL) regarding the need for prior approval of siting and appearance.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.18
FARNBOROUGH AND
CROFTON**

(15/05665/TELCOM) - Land Opposite 161 to 171 Crofton Road, Orpington BR6 8JB

Description of application - Installation of 10m high telecommunications mast and two associated cabinets at ground level. Consultation by Cornerstone Telecommunications Infrastructure Ltd (CTIL) regarding the need for prior approval of siting and appearance.

Oral representations in support of the application were received at the meeting. It was reported that further

objections to the application had been received and that Environmental Health had no objection to the application. Councillor Charles Joel, said that spoke on behalf of residents and Resident Associations in his Ward and was opposed to steel mast structures that cluttered streets and preferred the use of open land and camouflaged masts.

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

1. Due to their height, design and prominent siting, the proposed mast and cabinets would appear visually intrusive within the street scene and would be detrimental to the visual and residential amenities of the surrounding area, thereby contrary to Policy BE22 of the Unitary Development Plan and the National Planning Policy Framework.

SECTION 4

(Applications recommended for refusal or disapproval of details)

25.19 CRAY VALLEY EAST CONSERVATION AREA

(15/03965/FULL1) - 10 Chelsfield Road, Orpington BR5 4DN

Description of application – Part one/two storey side/rear extension and conversion into 4 two bedroom flats, and erection of detached two storey building at rear comprising 4 two bedroom maisonettes with ancillary parking, access road, and bin and cycle stores.

Oral representations in support of the application were received at the meeting. A statement in support of the application had been received and circulated to Members.

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

26 CONTRAVENTIONS AND OTHER ISSUES

26.1 COPERS COPE

(DRR16/012) - Untidy Site - land adj 39 Southend Road, Beckenham, BR2 1SP.

Oral representations from Ward Member, Councillor Russell Mellor, in support of the Chief Planner's recommendation were received at the meeting.

Members having considered the report and

representations, **RESOLVED that DIRECT ACTION be AUTHORISED** for a contractor to be employed to carry out work to the boundary fencing and to remove from the land any miscellaneous rubbish if considered necessary and all resulting debris and a charge to be placed on the land to recover all necessary cost from the current owners of the land.

Councillor Stephen Wells requested that if hazardous waste was found on the site, i.e. asbestos, then the matter should be referred back to Members.

The Meeting ended at 10.15 pm

Chairman

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

Application No : 15/05634/REG3

Ward:
Bromley Town

Address : Veolia Environmental Services Baths
Road Bromley BR2 9RB

OS Grid Ref: E: 541756 N: 168457

Applicant : Mr Paul Chilton

Objections : YES

Description of Development:

Retention of two mobile huts

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line
Smoke Control SCA 13
Smoke Control SCA 12
Urban Open Space

Proposal

The site is the Bromley based Council Depot and this application seeks the retention of two mobile huts. They are located to the south-east of the site near to the Baths Road entrance.

Supporting information advises that the huts are used by the Highways team and their contractors, mainly during the winter season for controlling the winter maintenance service. The application seeks the retention of the huts on a permanent basis.

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

BE1 Design of New Development

There is an extensive planning history relating to the site but the most recent and relevant is application reference 10/02732 for the installation of two mobile huts which was granted planning permission subject to conditions which included:

The building hereby permitted shall be removed and the land reinstated to its former condition on or before the 30th June 2016.

The reason for the condition was:

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

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 units were originally required to provide existing members of staff with toilet and washing facilities and a general staff area. This application includes the use to be for purposes relating to winter maintenance service.

The units are sited within the central depot, are of a modest height and relate well to the context of the sider site. They are partly screened by large concrete screening walls. They are visible from the Baths Road entrance/public footpath but are not considered to have a harmful visual impact on the streetscene.

The units are sited a good distance from any residential properties and their use does not result in a detrimental effect in terms of noise, smells or contamination. They therefore appear to have very little impact of the character or amenities of neighbouring properties. Additionally, no neighbour objections have been received in respect of the proposal.

Given the above it is considered that the retention of the units is considered acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Application: 15/05634/REG3

Address: Veolia Environmental Services Baths Road Bromley BR2 9RB

Proposal: Retention of two mobile huts



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

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

Application No : 16/00971/FULL1

Ward:
Chislehurst

Address : Red Hill Primary School Red Hill
Chislehurst BR7 6DA

OS Grid Ref: E: 543538 N: 171053

Applicant : Red Hill Primary School

Objections : YES

Description of Development:

Proposed new boundary fencing facing Red Hill

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16
Urban Open Space

Proposal

The application seeks consent for the installation of replacement boundary fencing along the northern (front) edge of the site. The proposed fencing measures 2m in height from ground level and is located in the same location as the existing boundary fencing, adjacent to the grass verge/footpath.

Location

The application site is located on the southern side of Red Hill with a south-east front elevation. The primary school is surrounded mainly by residential properties. The site comprises school buildings to the south of the site, with a nursery and library provided towards the east. The school has a large amount of playing fields surrounding the main school building backing onto woodlands to the south and residential properties to the north, east and west.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received. The expiry date for comments is the 22nd of March. If any further comments are received they will be reported verbally at Committee.

Highways - The fence is on the same line as the existing. I would have no objection to the application.

Planning Considerations

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

BE1 Design of New Development
C1 Community Facilities
C7 Education and Pre-School Facilities

London Plan (2015)

7.3 Designing out Crime

Planning History

The site has been subject to several applications for planning permission, the most recent of these include:

15/01976/FULL1 - Proposed replacement curtain walling to hall - Permitted

15/01278/FULL1 - Proposed single storey extension to facilitate additional toilet block, cloakroom and store room - Permitted

14/04479/FULL1 - Proposed single storey extension to the administration offices and entrance canopy - Permitted

14/02396/FULL1 - Single storey extension to existing toilets - Permitted

13/02039/FULL1 - Erection of free standing canopy in playground - Permitted

Conclusions

The primary issues to be considered in the determination of this application are the impact upon the fencing on the wider street scene, highways implications and design of the new boundary treatments.

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 proposed fencing would follow the northern boundary of the site, which sits adjacent to a grass verge/ public footpath. The new fencing is to upgrade the safety and security along the Red Hill boundary by increasing the fencing by 0.6m in height which will control the ingress and egress onto the site as the present fence is of a height making it easy to access the school premises. The fencing will be located on the existing dwarf brick wall.

The proposed fencing will match the colour of the existing boundary treatment and will be attractively detailed with motifs matching the existing school gates with a waved design. The nature of the railings is such that the views into and out of the site are retained allowing for the open character of the area to be maintained which

Members may consider is of particular importance given the sites location within Urban Open Space. The fencing will retain the natural surveillance of the school site and Members may consider this a betterment to the existing low level mesh fencing.

The location of the proposed fencing would not result in harm to neighbouring amenity and no objections have been raised from the Council's highways department.

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.

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.

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 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.**

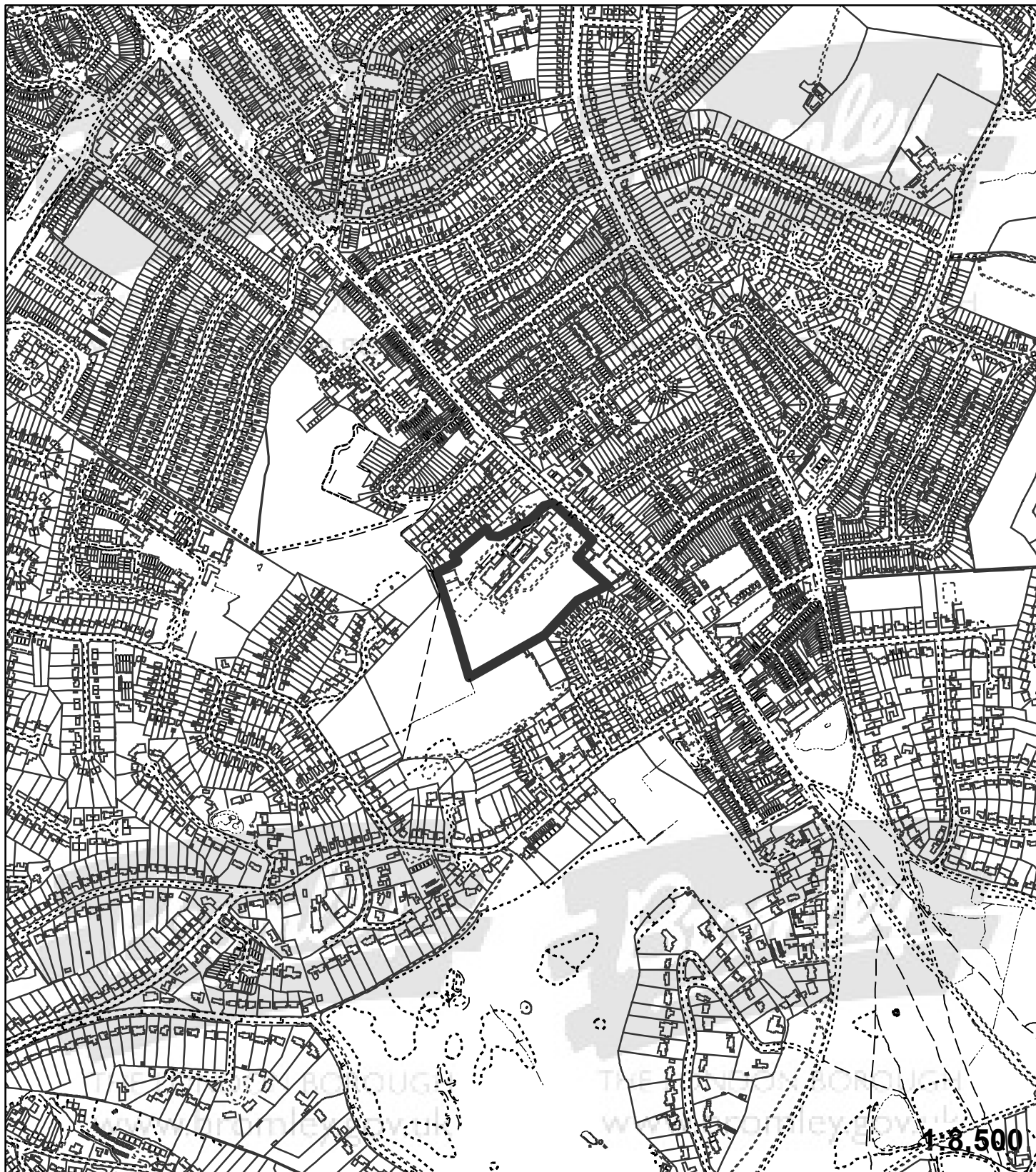
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

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Application: 16/00971/FULL1

Address: Red Hill Primary School Red Hill Chislehurst BR7 6DA

Proposal: Proposed new boundary fencing facing Red Hill



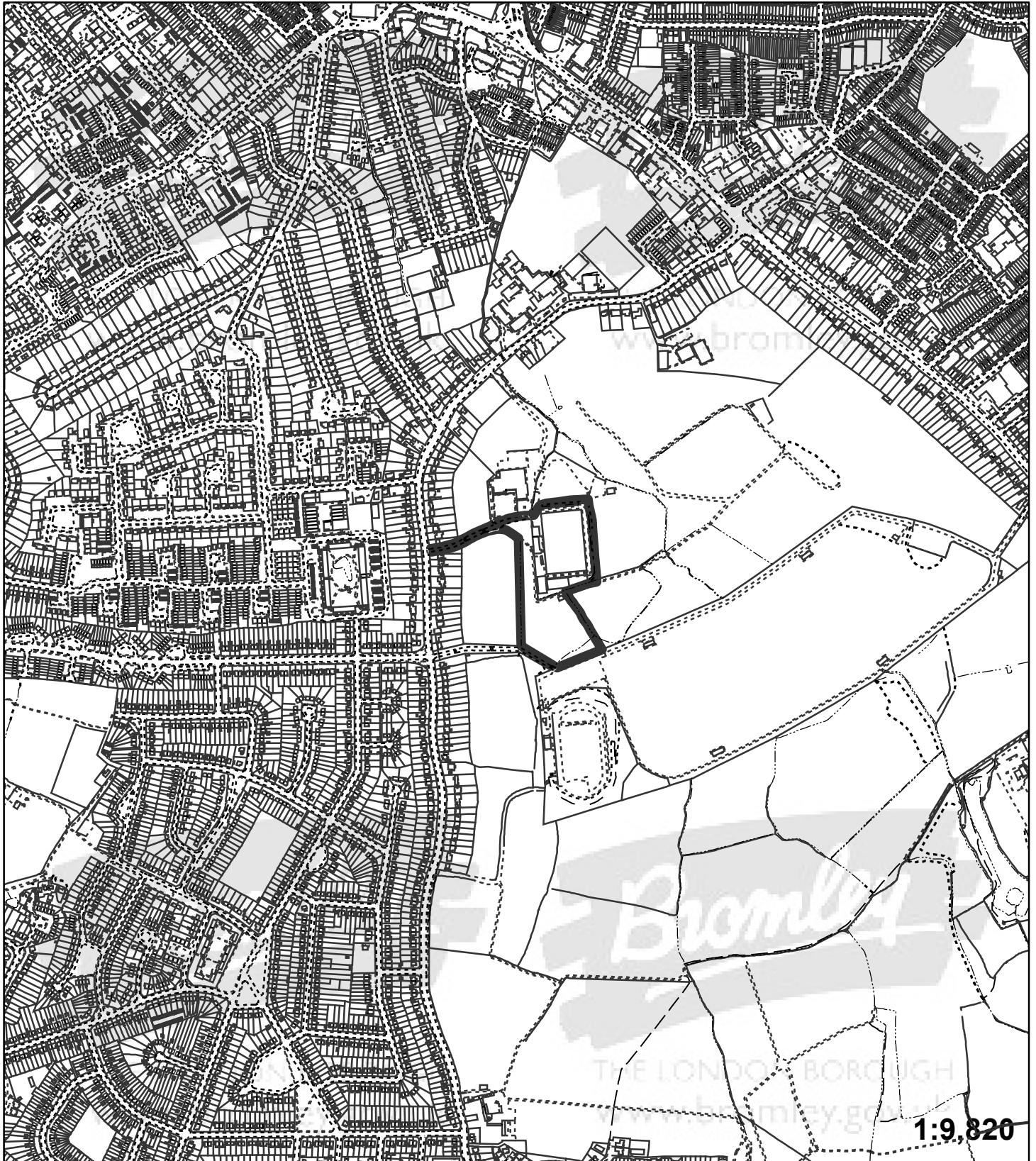
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Application:15/01716/FULL1

Address: Bromley Football Club Hayes Lane Hayes Bromley BR2 9EF

Proposal: Demolition of the existing south stand and terraces, removal of astro turf pitches to the south of the existing stand and the erection of a new building to accommodate a stand with 1,485 seats and a multi purpose facility with badminton, volleyball and indoor cricket facilities, a



"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 : 15/03907/FULL6

Ward:
Chislehurst

Address : 53 Yester Road Chislehurst BR7 5HN

OS Grid Ref: E: 542932 N: 170414

Applicant : Mr P Murray

Objections : YES

Description of Development:

Revisions to planning permission reference 14/02298 for relocation of vehicular access and front boundary wall, piers, railings and sliding gate and retrospective raising of land levels along the south western boundary including the raising of the boundary fence

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Open Space Deficiency

Smoke Control SCA 16

Proposal

The application site is on the northern side of Yester Road within the Chislehurst Conservation Area and hosts a two storey detached dwellinghouse which has undergone considerable development work.

The proposal seeks revisions to planning permission reference 14/02298 for the relocation of vehicular access and front boundary wall, piers, railings and sliding gate and the retrospective raising of land levels along the south western boundary including the raising of the boundary fence.

Consultations

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

- Ongoing enforcement issue regarding the raising of the land levels
- Ground levels have been raised by more than 1 metre within 0.5m of the neighbouring property, number 49.
- The fence and gate is significantly higher than the permitted development tolerances
- Not been built with reasonable building controls
- No reasonable allowance for drainage

- The granting of planning permission would ensure that the current unsafe and substandard build will be left to the owners of number 49 and 53 to resolve sometime into the near future which is unacceptable
- The raised ground level have now led to all pedestrians accessing the rear of number 53 to be able to look directly into the window of number 49 at first floor level.
- Unclear as to why the levels are raised significantly above that of the driveway
- Security impacts

Amendments were forthcoming within the application process due to discrepancies with the site levels and description. One comment was received as a result of additional neighbour consultation which reiterated the previous grounds for objection.

Highways - Yester Road is a classified road, a local distributor. The proposal is to leave the access in its original position rather than move it to the other side of the property as per the 2014 permission. The gate is set back from the carriageway. The works appear to have been completed. No objections subject to conditions

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
 BE7 Railings, Boundary Walls and Other Means of Enclosure
 BE11 Conservation Areas
 T3 Parking
 T11 New Accesses
 T18 Road Safety

Chislehurst Conservation Area SPG

Planning History

Permission was refused under reference DC/11/01863/FULL6 for Two storey front and side extension with single storey rear extension and elevational alterations.

This refusal was sent to appeal and was successful.

A certificate of lawfulness for a single storey rear extension was granted under DC/11/02657.

Permission was then granted for single storey front and rear extensions with elevational alterations under DC/11/02597.

An amendment was granted for elevational alterations under DC/11/01863

Permission was granted for the relation of a vehicular access and front boundary walls, piers and railings and sliding gates under 14/02298/FULL6

An amendment was refused under 14/02298 for the relocation of vehicular access, proposed gate and amendment to front boundary walls.

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.

The application has been amended from that as granted permission within ref: 14/02298/FULL6 in the following ways:

- Relocated driveway from right hand side to left hand side of the dwelling (similar to existing arrangement)
- Relocation of access gate and arrangement of front boundary treatment
- Retrospective works to raise the land levels along the south western boundary including the raising of the boundary fence

Yester Road is sited within the Chislehurst Conservation Area, therefore it is important to ensure that any new proposal preserves or enhances the existing character of the streetscene and wider area. There are a number of existing railings and gates visible in the area, including at the neighbouring properties, therefore it is considered that the introduction of new railings, piers and a sliding gate would not be out of character within the streetscene. The railings, piers and gate are similar to that granted permission for under ref: 14/02298 and highways raise no objections subject to conditions.

Due to the sloping nature of the road, the maximum height of the proposed development would be approx. 2.6 metres in terms of the brick piers, however the railings will have a maximum height of approx. 1.55 metres. Members may consider that these measurements are considered to be in keeping with the character of the road and will not detract from the character of the conservation area. As such, it is considered that whilst the new development will be located adjacent to the roadside, it will still preserve the existing character of the conservation area.

Due to the retrospective nature of the works to raise the land levels along the south western boundary it is difficult to assess to what extent the levels of the land have been raised. An objection letter from the neighbouring property suggests this is over 1m in height. Members should note that due to the nature of the topography of the road, number 53 is sited above the property to the south-west, number 49, as existing and the raising of the land levels along the south-western boundary increases this further.

As part of the assessment of the application a site visit was undertaken to both the host property and the neighbouring dwelling, number 49. The neighbouring property hosts an existing single storey element that runs adjacent to the boundary of number 53 before adjoining mature boundary screening. Number 53 has erected a close boarded timber fencing along the boundary with a raised platform to give stepped access to the rear amenity space. By virtue of the existing built form along the south-western boundary and the mature boundary treatment, it is not considered that this part of the development would cause any undue overlooking or loss of privacy to the neighbouring property, number 49.

An area of approximately 7.5 square metres has also been raised to the front elevation of the dwelling between the common side boundary with number 49 and the flank elevation of the host property, projecting forward by 2m into the front amenity space. The area is utilised as the only access to the side gate which allows unfettered movements to the rear amenity space of number 53, and as such may be utilised on a regular basis. The raised land level is located approximately 1m from the flank elevation of the neighbouring property allowing for views directly into windows serving both a staircase and garage area and down onto an area currently utilised for external storage. Whilst a bedroom window is also located upon the flank elevation of the neighbouring property, this is at a height that mitigates any adverse impacts from the development.

It is appreciated that the raising of the land levels within close proximity of the neighbouring windows would cause some harm in terms of actual and perceived overlooking, however it is also noted that these windows serve non-habitable rooms and therefore the level of harm should be considered accordingly and proportionately with the level of development required to rectify the issues arising. The Applicant has also stated that the boundary treatment will be extended to the front of the raised platform at a 90 degree angle to help mitigate the overlooking, however given the height of the platform, this may not wholly overcome the issue with regard to overlooking into the flank windows.

The raising of the land level is considered un-neighbourly and would allow for some overlooking, however as stated previously, this is to areas of the neighbouring dwelling not considered to be harmful in terms of amenity. Whilst not ideal, the neighbour could also employ other mitigation methods such as the replacement of the flank window with obscure glazing, to overcome these issues. Due to the level of harm arising from the development it is not considered expedient to enable enforcement action and the level of development required to rectify the issue of overlooking into the non-habitable space is not commensurate with the amount of harm caused.

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 Chislehurst Conservation Area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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.

- 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 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 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: In order to comply with Policy T3 and BE1 of the Unitary Development Plan and to avoid development without adequate drainage and in the interest of neighbouring amenity

- 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 of Part 2 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 the interests of protecting neighbouring amenity in compliance with Policy BE1 of the Unitary Development Plan (2006)

- 6 The boundary treatments detailed on Plan 0115-20_200E shall be maintained and retained in perpetuity.**

Reason: In the interests of protecting the amenity of adjoining neighbouring properties in compliance with Policy BE1 of the Unitary Development Plan (2006)

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Application:15/03907/FULL6

Address: 53 Yester Road Chislehurst BR7 5HN

Proposal: Revisions to planning permission reference 14/02298 for relocation of vehicular access and front boundary wall, piers, railings and sliding gate and retrospective raising of land levels along the south western boundary including the raising of the boundary fence



"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 : 15/04458/OUT

Ward:
Penge And Cator

Address : 213 Kings Hall Road Beckenham BR3
1LL

OS Grid Ref: E: 536597 N: 170331

Applicant : Brookworth Homes Ltd

Objections : YES

Description of Development:

Outline application in respect of access and layout for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Smoke Control SCA 25

Proposal

The application was put forward to planning committee on 21st February 2016 with a recommendation of approval. However on the day of the committee the Council received the dismissed appeal decision for the previous application for 5 dwellings ref: 15/00357/OUT. Given the appeal decision is a material consideration; the application was withdrawn from the committee by the Chief Planner.

Following consideration of the appeal decision, the applicant has now formally submitted amended plans which can be summarised as follows:

- The detached house (Plot 1) at the end of the access road has been moved further to the south, and the single storey garage is now located on the northern side of the dwelling.
- Plots 2 and 3 have been reduced in scale and footprint.

The application was re- advertised and the following assessment is based on these amended plans.

The application has been submitted in 'outline' for provision of an access road to the north of No. 215 Kings Hall Road and layout of the development. While all other matters (scale, appearance and landscaping) are reserved, the applicants have provided some indicative elevational drawings.

The application is accompanied by a significant body of additional further information including:

- o Drainage Statement
- o Flood Risk Assessment
- o Transport Statement
- o Phase 1 Habitat Survey (Ecology)
- o Arboricultural Impact Assessment
- o Tree Protection Plan

The site area will be 0.44ha and remains considered as suburban in nature. The proposal for 3 dwellings represents a density of 6.8 dwellings per hectare. The site has a PTAL rating of 2.

Location

The application site is a large parcel of residential garden land to the rear of No's 207-215 Kings Hall Road, currently serving No.213. The site adjoins residential gardens to the north and east belonging to properties in Lennard Road and Kings Hall Road respectively with the area being predominantly residential in nature, although the ground floor of No213 is currently used as offices. The site has no designation in the adopted UDP but it is bounded by Metropolitan Open Land (MOL) to the south and Pool River to the west.

The site falls within Flood Zone 2 and the far western edge is covered by a Tree Preservation Order (TPO).

Consultations

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

- o Continued reservation of essential matters makes it impossible to consider the application fully.
- o Inappropriate backland development should be resisted.
- o Materially the same as the previous application. Exactly the same in appearance and footprint. Second application is still at appeal.
- o Response to Inspectors comments is too selective.
- o No further advice has been sought from Bromley planners
- o Development fails to respond to local character or be sensitive to it.
- o Detached property will abut boundary to 177/179 Lennard Road.
- o Revised scheme does not respect neighbouring amenity.
- o Out of scale with properties in the locality
- o Clashes with architectural style of properties in Lennard Road. Properties will be visible through gaps in the houses.

- o Fails to meet criteria for sustainable homes.
- o Rumble strips will generate noise and disturbance
- o Increase in light pollution
- o Access road will be a risk to security
- o Concerns regarding Arboricultural and Habitat reports.
- o Comments that Bromley is able to meet its housing supply with existing sites.
- o Concerns regarding impact on highway safety and parking on surrounding roads.
- o Concerns regarding the impact to trees on site.
- o Concerns regarding the impact to habitat on site.
- o Issues with regard to impact on drainage and utilities in the locality.
- o Concerns regarding impact to flooding.
- o Acoustic fence should extend to rear of 191 to 175 Lennard Road.
- o Increase in land uses retained tree area and effectively does not increase land available.
- o Revised design does not eliminate the loss of privacy from an effectively 3 storey development.
- o Development is opportunistic. Need affordable housing in areas that suit it, not upmarket homes that suit it.
- o Could lead to further development at adjacent land
- o Pressure on local schools
- o Concerns over the possible future use of land r/o 207 Kings Hall Road
- o Application ignores Inspectors findings that such a development at this location would not be sympathetic to the environment.
- o Commercial pressures to maximise the profits from the land are compromising the interests of the environment and locale.
- o No pre-consultation exercise has been carried out with residents.
- o Information provided ignores key issues.
- o Loss of natural light to neighbouring outbuildings.
- o Concerns regarding the impact of construction works causing disruption.
- o Additional houses will contribute to poor air quality.
- o The Orpington Field Club have commented that scrub should be retained as well as existing trees and endorses recommendations in the habitat survey.

Reconsultation

Following receipt of amended plans, neighbours and consultees were reconsulted for 14 days and comments can be summarised as:

- o Strongly object to third application . Their persistence is frustrating considering their 2014 and 2015 applications were refused by the council and their 2 appeals were also dismissed.
- o Hard to understand what changes have been made to this proposal since the last application and considering that was refused by the council it is wrong that this developer can keep re-submitting the same proposal with minimal variations.
- o As it is outline the plan could attempt to build more properties on this land.

- o Highway impact. Cycle storage in the form of sheds shown on the drawings at the rear of the properties will do nothing to encourage cycling for short journeys.
- o The tables demonstrating the low impact on local traffic are unconvincing.
- o A new access road will create a new queue of traffic obstructing pedestrians and cyclists
- o Surprised with officers recommendation at the planning committee in January 2016.
- o Cannot see anything in the amended plans which could lead to a conclusion that the concerns of the second planning inspector have been addressed.
- o Fundamental concerns and issues of principle were raised with regard to development of a site which is described as 'contributing to the 'spacious and open character of the area' and affording 'verdant and open' views.
- o It is questionable as to whether any development of the site could ever be justified.
- o The artists impression shows mature and well established trees along boundaries where are present there are no trees at all.
- o The construction of three substantial buildings and the fact these are now to be detached rather than subdivided makes no overall or material difference to the proposal put forward in the rejected application.
- o The development footprint will increase the risk of flooding.
- o Destruction of a valuable local sanctuary for all sorts of wildlife, particularly birds.
- o Increase in security risk from a new access.
- o The loss of trees
- o Impact on wildlife
- o This proposed development sees an increase to the size and scale of structures
- o The habitat and tree survey is out of date
- o Impact on security
- o Construction noise and pollution
- o No purpose for this strip of land except to leave some form of access to the dog walking fields/green belt to the rear.

It should be noted that the above is a précis of the main themes of objection which have been repeated in different objector's comments. The full text of all representations received is available to view on the file.

Comments from Consultees

Highways:

Garage should normally have minimum internal dimensions of 2.6 metres in width by 6 metres in length and required measurement of a parking bay is 2.4m x 5m with a clear manoeuvring space of 6m

Swept Path Analysis using AutoTrack Road of refuse vehicle have been overlaid on the proposed site layout and satisfied that the vehicle can manoeuvre safely and efficiently within the site layout.

No objections subject to conditions

Drainage:

The submitted drainage statement report will raise finish floor levels by 600 mm, provide permeable paving in the access road and parking area and an attenuation tank to store surface water run-off is acceptable in principle. No objection is raised subject to further details of a surface water drainage strategy is supplied to implement a SUDS hierarchy.

Thames Water:

With regard to surface water drainage and water infrastructure capacity, no objection was raised on the previous application.

The Environment Agency:

Comments on the previous application stated that the application is covered by the EA's Flood risk standing advice. Therefore, no further comments are made.

Environmental Health - Pollution:

No comments have been received on this application. However the comments from the previous application are applicable to the current application which were no objection in principle subject to the submission of details through a standard land contamination condition.

Trees:

No comments have been received on this application. However the comments from application 14/01561/OUT remain relevant and are applicable to the current application. No objection to the proposal on tree grounds. It is considered that the proposal will have a negligible detrimental impact on the public visual amenity value of the trees within the site that are protected within the TPO numbered 1138A, and trees that adjoin the proposed development site when viewed from public open spaces of 209 to 217 Kings Hall Road, 169 to 199 Lennard Road and from Cator Park. A series of conditions relating to arboricultural practice are suggested, as well as condition relating to a woodland management plan.

Planning Considerations

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
NE3 Wildlife Features

NE7 Development and Trees
NE8 Conservation and Management of Trees and Woodland
ER10 Light pollution
T3 Parking
T7 Cyclists
T18 Road Safety

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

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

London Plan (July 2011)

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 self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.21 Contaminated land
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 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

PREAPP/14/00065: PRE-APP: Demolition of existing garage and side extension at 215 Kings Hall Road, formation of new access road and erection of seven dwellings. Response sent 07.04.2014.

14/01561/OUT: Introduction of access road and erection of 6 dwellings comprising 3 pairs of semi-detached houses, parking landscaping OUTLINE APPLICATION. Refused 05.08.2014.

Refusal reason:

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

The decision was subsequently appealed and dismissed with the Inspector concluding that good design is a key aspect of sustainable development and is indivisible from good planning. Given the Inspectors conclusion about the adverse effect on the character and appearance of the area, it was not considered that the development as proposed was sustainable in environmental terms. This was considered to significantly and demonstrably outweigh the benefits of providing six additional houses.

The Inspector also commented that in terms of the relationship with the surrounding properties that given the distances, and the orientation of the properties, it was not considered that there would be significant overshadowing of the adjoining houses and gardens. It was also commented that the outlook of surrounding residents would evidently change from the view over the existing extensive garden area and orchard, but there would be sufficient separation for the proposed houses not to be overbearing in views from the neighbouring dwellings.

In terms of traffic accessing the site it was not considered that there would be likely to be excessive noise and disturbance for existing occupiers. Similarly with regard to drainage with implementation of a suitable SUDS scheme there is no evidence that a satisfactory drainage scheme could not be devised.

The above Inspectors conclusions are a material consideration in the assessment of the current application.

15/00357/OUT Construction of 5 dwellinghouses comprising 2 pairs of semi-detached and 1 detached property, access road, parking and associated landscaping.

Refusal reason:

The proposed development by reason of the restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial

standards prevailing in the locality, and the proposal would therefore not be sensitive to the character of the surrounding residential area. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

The decision was subsequently appealed and dismissed with the Inspector concluding that the proposal would appear cramped and out of keeping with the area. The Inspector also commented that at present there are open views above the extension and garage between Nos 215 and 217 Kings Hall Road to mature landscaping within the existing garden area and to the land beyond which contains a number of large mature trees which add to the verdant and open character of the area. The Inspector was not convinced that the indicative landscaping proposal would be capable of screening the proposal to such an extent that the impact on the open character and appearance of the area would be acceptable.

Conclusions

The main issues relating to the application are the principle of the development and the effect that a residential development would have on the character and appearance of the locality, the effect of the design layout on the locality and visual amenity of the area, access arrangements and the impact the scheme would have on the living conditions and amenities of nearby 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.

Principle of Development

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) and excludes gardens from the definition of previously developed land.

Policy 3.4 Optimising housing potential of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.

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.

The site is located adjacent to residential land to the east and north. As has been discussed in the previous applications, in this location the Council will consider residential infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of the new dwelling units on the land is acceptable in principle 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, sustainable design and energy, community safety and refuse arrangements.

Density

The density of the proposal would be 6.8 units per hectare (11.3 units on the previous application). Table 3.2 of the London Plan sets out the appropriate density range for a site with a PTAL of 2 in a suburban area as 35-65 u/ha. The density of the proposal is below that guideline by this measure and is therefore considered to be acceptable.

Design, Siting and Layout.

Policy 3.4 of the London Plan 2011 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range. Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

In order to address the previously refused scheme the application now proposes a reduction in the number of houses to three detached houses, two facing north to their principle elevation and one facing east at 90 degrees to the other houses in close proximity to the northern boundary of the site. As a result of the reduction to

three houses (previously 5), each dwelling will now be located on a larger plot, ensuring greater amenity space. The footprint of all three houses has also been substantially reduced and therefore the spatial standards of the proposal is considered to be acceptable, and would not be detrimental to the character of the area. The two storey flank wall of the detached property will be approximately 10m from the northern boundary, whilst the flank wall of its attached single storey garage will be 3.6m from the boundary. The two storey flank wall will therefore be approximately 48m from the rear elevation of Nos. 179 and 181 Lennard Road

The indicative design of the dwellings remains traditional in format. Attached garages are provided to the side of all three plots with an additional two spaces in front. The area of preserved trees on the western side of the site would largely be retained with some removals as would the existing trees along the boundary with the gardens of the houses in Lennard Road which would be supplemented with additional planting.

Both previous Inspectors comments are a material consideration in the assessment of this application. It was considered by the first Inspector that Kings Hall Road is characterised by substantial detached and semi-detached houses on a wide, tree-lined road. Those in Lennard Road are smaller, but again there is an open, tree-lined setting with playing fields on the opposite side of the road. The houses have generous rear gardens which is an integral part of the character of the area.

This scheme has addressed this conclusion by re orientating one of the dwellings to face the access way to create a sense of arrival in a traditional 'close' road layout in a conventional urban layout form. Views from Kings Hall Road will be perceived as a conventional urban vista indicating residential housing akin to what would be expected in a predominantly residential area. In order to address the second appeal decision regarding the loss of the existing open views above the extension and garage between Nos 215 and 217 Kings Hall Rad to mature landscaping within the existing garden area and to the land beyond, the detached dwelling at the head of the accessway (plot 1) has been shifted further south with the single storey garage repositioned on the northern side of the dwelling to allow for greater views over and beyond this plot.

The sizes of the proposed gardens are now considered to be comparable to surrounding provision in the immediate locality. Furthermore, landscaping is provided to the southern and eastern boundaries. Most of the properties in the area have shrubs and/or trees around the boundaries which add to the visual quality of the area. There are trees and bushes within and on the boundary to the site to the south. Many of these are retained within the site. Indicative screen planting has been shown along this boundary to soften the visual impact when seen from the rear of the Kings Hall Road houses.

Given the reduction in the number of dwellings and the larger plot sizes, it is now considered that with the revisions the proposal would be sensitive to the character of the surrounding area.

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.

No details have been supplied in respect of the internal layout of the houses as this is not required for an outline application. This can be conditioned as part of the reserved matters to ensure a suitable quality of living space and compliance with the Mayors standards.

Impact on Adjoining Properties

In terms of outlook, the fenestration arrangement will provide front, rear and anticipated flank outlook for each unit overlooking amenity space or overlooking the street.

In terms of privacy, concerns were raised by a number of adjacent properties on Kings Hall Road and Lennard Road in terms of overlooking and loss of privacy. Officers have previously visited a number of these addresses and viewed the concerns raised from rear gardens and from within upper levels of the properties.

The distance between the properties as detailed above exceeds the minimum distance referred to within the Mayor's guidance. On this basis while the concerns are noted and taken account of, and it is acknowledged that there will be some interruption to currently unobstructed views from adjoining property, it is not considered that this is sufficient to warrant withholding planning permission. Indeed, there is no right to an uninterrupted view from a planning position.

The outlook from windows from the proposed properties is considered to maintain a suitable level of privacy at the intended distances to existing neighbouring property.

Light pollution has also been raised as an issue. However, given the separation distances between properties and the submission of suitable details in respect of a lighting scheme for the site this is also not considered a reason to withhold planning permission.

In terms of noise and disturbance an acoustic fence is proposed along the access way to deflect noise from vehicles entering and exiting the site. It is considered that this can be extended along the northern boundary to cover the whole of the accessway and hardstanding areas in front of the houses to protect neighbouring amenity and improve security. Further details can be sought by condition.

Access

The access road is sufficiently wide to allow passing of vehicles. Access gates are indicated and speed restricting rumble strips. In terms of access the Councils Highways Officer has not raised any objection as detailed above. On this basis the principle of access to the site is considered acceptable subject to further details.

Drainage, Ecology and landscaping

An indicative landscaping layout has been submitted as shown on the proposed site layout plan drawing that details the areas given over to garden for external amenity for future occupiers. Individual gardens are provided for each dwelling and these would provide opportunities for landscaping and greening of the site. These would be enclosed by a boundary structure individually and surrounding the site. Notwithstanding, the details shown on this plan, should permission be forthcoming, full details of hard and soft landscaping and boundary treatment could be sought by condition.

Details of land contamination measures have also been recommended to be sought by condition.

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 submitted a number of criteria to achieve a sustainable development listed in the Design and Access Statement which outlines that it will be possible for the development to meet these objectives.

Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL contributions will be sought in connection with any subsequent reserved matters applications.

Summary

It is considered that the proposal would bring forward additional much needed dwellings by intensifying the use of a currently underutilised site. The development would have a high quality design and would not have an unacceptable impact on the amenity of neighbouring occupiers, subject to suitable conditions. It is considered that the density and tenure of the proposed housing is acceptable and that the indicated standard of the accommodation that will be created will be good. The proposal would not have an adverse impact on the local road network or local parking conditions. The proposal would be constructed in a sustainable manner and would achieve good levels of energy efficiency. It is therefore recommended that planning permission is granted subject to the imposition of suitable conditions.

as amended by documents received on 23.02.2016

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 (i) Details relating to the
- a) appearance
 - b) landscaping
 - c) scale
 - d) internal layout of dwellings

shall be submitted to and approved by the Local Planning Authority before any development is commenced.

(ii) Application for approval of the details referred to in paragraph (i) above must be made no later than the expiration of three years beginning with the date of this decision notice.

(iii) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the details referred to in paragraph (i) above, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: No such details have been submitted and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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

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

- 4 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the

boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

- 5** No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

- 6** No demolition, site clearance or building works (including trenches, pipelines for services or drains) shall be undertaken until Chestnut Pale fencing not less than 1.2 metres in height has been erected around every tree or tree group on the site shown to be retained on the submitted drawings at the furthest extent of the spread of the canopy of any tree or tree group except where development is hereby permitted within this area. The fence shall be placed so as to exclude the site of the said development but otherwise as far as possible from the trees. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be retained during the course of the building works hereby permitted.

In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that all existing trees to be retained are adequately protected

- 7** No bonfires shall take place within 6 metres of the furthest extent of the spread of canopy of any tree or tree group shown to be retained on the submitted drawings

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

- 8** No trenches, pipelines for services or drains shall be sited under the spread of the canopy of any tree or tree group shown to be retained on the submitted plans without the prior agreement in writing by the Local Planning Authority

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that all trees to be retained on the site are adequately protected.

- 9** A woodland management plan, including tree and shrub planting, habitat enhancement, long term design objectives, management responsibilities and maintenance schedules for shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The plan shall include arrangements and

timetable for its implementation and shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.

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

The statement shall include details of:

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

Type and siting of scaffolding (if required);

Details of the method and timing of demolition, site clearance and building works

Depth, extent and means of excavation of foundations and details of method of construction of new foundations

Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;

Location of bonfire site (if required);

Details of the location of underground services avoiding locating them within the protected zone

Details of the method to be used for the removal of existing hard surfacing within the protected zone

Details of the nature and installation of any new surfacing within the protected zone

Methods proposed for the watering of the trees during the course of the project

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

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

11 The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that

works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

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

12 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 development and the visual amenities of the area

13 Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, 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.

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

14 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

In order to comply with Policy BE1 of the Unitary Development plan and in the interest of the appearance of the development and the visual amenities of the area

15 The development permitted by this outline permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run off rates to Greenfield rates in line with the standard of the Mayor's London Plan.

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

16 Details of the layout of the access road and turning area including its junction with and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of **** in height within the approved splays except for trees selected by the Authority, and which shall be permanently retained.

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

17 Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No 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.

18 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.

Reason: In order to comply with Policy T3 of the Unitary Development Plan to ensure that adequate on site parking is provided and in the interest of pedestrian and vehicular safety.

19 Garages shall have minimum internal dimensions of 2.6m x 6m and there shall be a minimum clear space in front of their doors of 6m (or of 7.5m where the garages are in a compound or opposite a structure or means of enclosure) to allow for manoeuvring and these dimensions shall be permanently retained as such thereafter.

Reason: In order to comply with Policy T3 of the Unitary Development pan to ensure that adequate on site parking is provided and in the interest of pedestrian and vehicular safety.

20 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.

21 Details of the finished surfaces of the access road, garage drives and parking areas, which shall include coloured materials and block paving, and of the street lighting installations, shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the access road, drives, parking areas and street lighting shall be completed in accordance with the approved details before any of the dwellings hereby permitted are first occupied.

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

22 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 Policies BE1 and T11 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

23 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 Policies BE1 T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

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

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

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

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation

works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

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

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

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

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

25 Each of the dwellings shall meet the Lifetime Home Standards (in accordance with the 2010 (Revised document). Details of these measures shall be submitted and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and implemented in accordance with the approved details.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 3.8 of the London Plan

26 The development hereby permitted shall incorporate measure to minimise the risk of crime. No development shall take place until details of such measure, according to the principles and physical security requirements of Secured Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retains.

Reason: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

27 The acoustic fence indicated to the northern boundary of the site shall extend from the site entrance from Kings Hall Road to the rear of 175 Lennard Road.

Reason: In order to comply with Policies of the Unitary development Plan and in the interest of the amenities of the adjacent properties.

28 No extensions or alterations to the building)s) hereby approved, whether or not permitted under Article 3 to Schedule of the Town and Country

Planning (General Permitted development) (England) Order 2015 (or any other revoking, re-enacting or modifying that Order, shall be carried out without the prior written permission of the local planning authority.

Reason : To ensure that any proposals for extensions or outbuilding to the properties hereby approved can be considered by the Council and that the potential for any impact on the amenities of the occupiers

29 The dwellings hereby permitted shall not be more than 10.0m in height

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

30 Before the development hereby permitted is first occupied the proposed window(s) 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 opening 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

You are further informed that :

1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

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

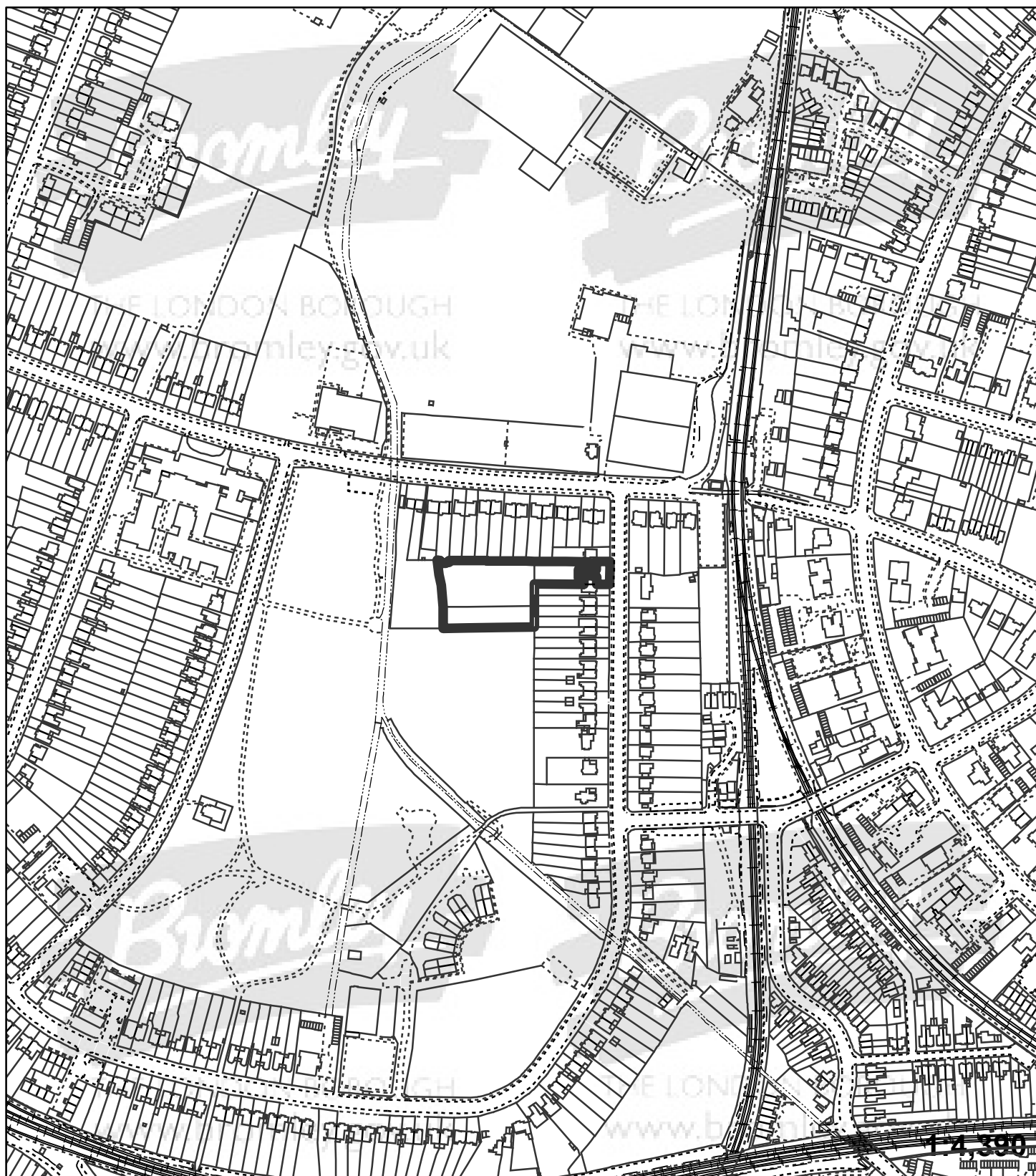
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:15/04458/OUT

Address: 213 Kings Hall Road Beckenham BR3 1LL

Proposal: Outline application in respect of access and layout for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.



"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 : 15/04801/FULL1

Ward:
Copers Cope

Address : National Westminster Bank Sports
Ground Copers Cope Road Beckenham
BR3 1NZ

OS Grid Ref: E: 536947 N: 171056

Applicant : Mr Ilirjan Madani

Objections : YES

Description of Development:

Change of use from car park to construction of a hand car wash business including low level canopy and party-cabin to be used as customer waiting area and storage of equipment.

Key designations:

Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
Metropolitan Open Land
Smoke Control SCA 12

Proposal

Planning permission is sought for a change of use of the land to commence a hand car wash facility. The proposal would involve the laying of a concrete surface, the erection of an acrylic and steel roof supported by steel columns adjacent to the western boundary, the erection of a storage and office container cabin with a 2.3m height in the northeastern corner of the site. The existing access to this site would become access and egress and the site would accommodate parking for 8 vehicles. A new boundary wall would be erected alongside the football pitches while the boundary wall to the highway would be retained.

Location

The application site is located adjacent to Copers Cope Road within a grassed area in between a collection of five-a-side football pitches and the boundary wall to the highway. The site comprises of a gym and facilities associated with the operation of the football pitches on the site (including Gambado's, Goals, Beckenham Gym, RBS Bowls Club, RBS Rugby Football Club & Crystal Palace Football Club Academy).

The opposite side of the road comprises further sports pitches. Residential development is located on both sides of the road a short distance to the southwest. The nearest is 50m away. A vehicular entrance from Copers Cope Road is located

immediately adjoining this site, shared with the gym. The site is located in Metropolitan Open Land (MOL) and within Flood Risk Zone 2/3.

Consultations

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

- o The site already has limited parking for the volume of customers using the site
- o Building the car park will increase the traffic and congestion at the site
- o To introduce another entrance would double the traffic to an already congested entrance and exit
- o At the current time there is already not enough parking
- o No traffic survey has been undertaken
- o This area was designated by Goals to be made into a car park which was never completed
- o The site is designated as Metropolitan Open Land
- o The drawing shows the car wash next to an office block when in fact it is next to the children's play site Gambado's.
- o The noise levels would be much increased
- o The locality is residential and the use would not be appropriate
- o It is clear that cars would double park on Copers Cope Rd waiting to enter the site which would make Copers Cope Road even more dangerous for cars, cyclists and pedestrians
- o There is no need for another car wash. The area is served by facilities in Elmers End, Sainsburys Bell Green, Downham and Holmesdale Road
- o Recently experienced a fatality in Copers Cope Rd.
- o Parking along this section of rd would make the rd unsafe
- o The accompanying noise survey states that complains are likely unless mitigation measures are put in place The noise from the vehicles using the car wash from the use of power washers and vacuum cleaners are likely to impact on local residents causing noise and disturbance
- o The present car park does not provide sufficient capacity for users of the sports ground. This area should be used for its intended use as a further car park

Consultee comments

Highways - There are numerous uses on the site including Bowls Club, Children's Amusement Centre, Goals 5-a-side and gym, in addition to the sports club use. In 2008 the area proposed for this current use was identified as being needed as an overflow car park for some 60 spaces. This, was to alleviate demand for on-street parking that was having an adverse affect on the free flow of traffic and conditions of safety in Copers Cope Road.

The recession has reduced use of the site to a level where this is not currently an issue. However, if that level of parking demand existed in the past then presumably it could do again in the future. Accordingly, there would be concerns that granting

permission for a permanent alternative use of this site could prejudice the ability of the site to provide additional parking, should demand return to previous levels.

A temporary permission be considered for this current application or the applicant be requested to provide details of where else the site might realistically, in both planning and highway terms, accommodate additional parking.

More information about the current uses(s) on the site and the associated car parking demand should also be provided to substantiate the permanent loss of this potential car parking area.

The existing access to Copers Cope Road associated with this proposal is a temporary construction access that should have been reinstated once that work had ended. This access is not of a satisfactory standard/design for permanent long term use and its improvement should form part of the current application.

It is unclear if the proposed circulation shown for the car wash is practical on such a narrow site and should thus be supported by vehicle swept path analysis to demonstrate how all the various manoeuvres can be made.

8 car parking spaces are shown and reference is made to 5 people being employed on the site. Details of the arrangements for staff travel/parking and the adequacy of the 8 spaces to accommodate peak parking demand for the facility should also be provided to ensure the proposed use does not result in on-street parking/queuing into the highway.

Environmental Health - The acoustic assessment finds that the noise level from car washing activities will be 60dB LAeq against a residual (background) noise of 42dB LA90. Such a level would cause a significant adverse effect and be extremely likely to cause complaints. The report then suggests mitigations including 'only one operation is undertaken at a time within the premises', 'jet washing operations should be undertaken at least 10m further from the nearest noise sensitive receiver', and 'portable noise barriers are utilised around cars during noisy cleaning activity'. With these mitigations in place the report finds the rating level will be 43dB and concludes that complaints will be unlikely and the proposal is therefore acceptable.

The report does not use the proper methodology or assessment criteria of BS4142:2014 and is deficient in several respects including, but not limited to, application of rating penalties, use of a 50% on-time and conclusions drawn from the result obtained. The secondary use of BS8233:2014 as an assessment criteria is not correct for assessment of commercial industrial noise sources as this British Standard clearly states on Page 1 that it 'does not provide guidance on assessing the effects of changes in the external noise levels to occupants of an existing building'.

Irrespective of significant concerns over the quality of the assessment, even if the Council were to fully accept its conclusions I do not consider any of the mitigations suggested as sufficiently precise, measurable or enforceable to be useful planning conditions and I consider that the portable barriers suggested would prove

obstructive and inconvenient to use on a small site, unenforceable to monitor, and may be liable to degrade over time in the wet environment.

Given the likely noise level and character and the difficulty in ensuring necessary mitigations are sufficiently measurable and enforceable I would recommend that the application is refused.

Drainage - no objections

Thames Water - A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Planning History

Under application reference: DC/08/00147 planning permission was granted for 'Disabled lift to side of cricket pavilion/retention of repositioned football pitches and revisions to existing car park area including additional overflow provision and retention of construction access(increasing parking to 187 spaces) 10.01.2008

Under application reference: DC/08/00148/DET a details application was approved for 'Details regarding landscaping/bicycle parking/floodlights and community use agreement pursuant to conditions 2,4,6 and 10 of permission DC/04/02725 granted for 10 five-a-side football pitches/5m high netting and eighteen 8m high floodlights 10.01.2008

Under application reference: 07/01662 planning permission was granted for external alterations to health and fitness club. 22.06.2007

Under application reference 07/01646 planning permission was granted for the erection of roof plant (consisting of air conditioning and air handling units). 21.06.2007

Under application reference: DC/06/03776 planning permission was refused for a single storey extension for swimming pool.

Under application reference: DC/04/02725 planning permission was granted for 'Artificial playing surface for 10 five-a-side football pitches, 5m high side netting and eighteen 8m high floodlights 21.10.2004 (the original application for 10 five-a-side pitches). Condition 3 of the consent granted under this application referenced the scheme of parking as designated by DC/99/03611.

Under application reference: DC/99/03611 planning permission was granted for a 'Second floor extension, addition of roof to sports hall, staircase extensions, elevational alterations and additional car parking'. 27.04.2000 Links to DC/04/02725

Under application reference: 97/03300 planning permission was granted for 'Demolition of existing squash courts and replacement with new reception/pool house. 21.01.99

Planning Considerations

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

In determining planning applications, the starting point is the development plan and any other material considerations that are relevant. The adopted development plan in this case includes the Bromley Unitary Development Plan (UDP) (2006) and the London Plan (July 2015 and alterations). The National Planning Policy Framework 2012 (NPPF), as well as other national planning guidance is also relevant.

The Council is progressing with its new Local Plan, and first consultation has taken place, however the overall process is at an early stage and this would be afforded only limited weight at this time.

The most relevant Unitary Development Plan policies are as follows:

- T1 - Transport demand
- T2 - Assessment of transport effects
- T3 - Parking
- T11 - New accesses
- T15 - Traffic Management
- T17 - Servicing of premises
- BE1 - Design of new development
- BE4 - Public realm
- BE7 - Railings, boundary walls and other means of enclosure
- G2 - Metropolitan Open Land
- EMP9 - Vacant commercial sites and premises
- ER13 - Foul and surface water discharges from development.

SPG No.1 - General Design Principles

Bromley's policies and Unitary Development Plan can be viewed on the Council's website: www.bromley.gov.uk/environment/planning

The most relevant London Plan policies are as follows:

- Policy 4.1 Developing London's economy
- 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 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture

Conclusions

The main considerations in assessing the proposal are considered to be:-

- o Principle of the use of the site as a car wash
- o Residential Amenity and impact on Adjoining Occupiers
- o Highways and Traffic Issues
- o Flooding and Drainage Issues

Principle of the use of the site as a car wash

The proposed application site is currently unused grassed land which is located within Metropolitan Open Land. There are no structures on the site and it forms a buffer between the perimeter of the football pitches and the highway in Copers Cope Road. It is considered that the proposal could have a visually harmful impact on the character of the area in the context of the open space and recreational visual qualities associated with this area. In addition, the acceptability of the use is subject to other criteria in relation to the preservation of residential amenity and highway safety.

Policy G2 of the Bromley UDP and Policy 7.17 of the London Plan states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same protection as in the Green Belt.

Paragraph 7.56 of the above policy explains that paragraphs 79-92 of the NPPF on Green Belts apply equally to MOL. In line with this position, when considering planning applications substantial weight is given to any harm to the MOL. 'Very special circumstances' will not exist unless the potential harm to the MOL by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The construction of a car wash and associated buildings is considered inappropriate development in the absence of any special circumstances being put forward.

Residential Amenity and impact on Adjoining Occupiers

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

Noise of vehicles queuing to access the car wash and the noise of the activities taking place on the site would cause harm to local resident's amenity. The hours of opening (Monday - Friday 08:00-17:00, Saturday, Sunday & Bank Holidays 09:00-17:00) would mean residents along Copers Cope Road would be subjected to noise from jet washers and vacuum cleaners, particularly at weekends and Bank Holidays when the volume of related traffic is likely to be less and local residents might reasonably expect to enjoy some respite from traffic during these times.

The Environmental Health Officer has stated that the level of noise would cause a significant adverse effect to local residents and be extremely likely to cause complaints and that suggested mitigation are not satisfactory.

Highways and parking

Car parking: The site is a PTAL 2 location with poor passenger transport accessibility. The 8 car parking spaces have been provided on the site for customers. Given the location and the numbers of vehicles using the wider site, there is potential for this capacity to be exceeded which would cause traffic and highways conflicts for vehicles arriving and departing from the site and also manoeuvring around the site. No indications are given as to the likely parking demands of staff working at the premises.

Access: An existing access point to the site would be utilised for customers and employees entering the site. Vehicles leaving this site would then exit the site from the same point as the means of access rather than utilising the existing fixed exit point that serves the leisure facilities on the site. Given that the boundary walls to the site would measure 1.9m in height above pavement level, it is considered that this would constitute an unsafe means of exit from the site given lack of appropriate visibility splays at this point. Furthermore, the lack of car parking capacity may cause vehicles to park in the area immediately in front of the warehouse building or exit the site using the exit road from the leisure facilities which again would be unsafe due to limited visibility for drivers.

The history of the site suggests that this area of land should be used for car parking spaces but for whatever reason not been built. Furthermore the Highways Officer has raised concerns and considers more information is required regarding the current users of the site and associated car parking demand to substantiate the permanent loss of this potential car parking area. The proposed circulation shown for the car wash is also questioned on such a narrow site. 8 car parking spaces are shown and reference is made to 5 people being employed on the site. Details of the arrangements for staff travel/parking and the adequacy of the 8 spaces to accommodate peak parking demand for the facility is also required to ensure the proposed use does not result in on-street parking/queuing into the highway.

The existing access to Copers Cope Road associated with this proposal is a temporary construction access that should have been reinstated once that work had ended. This access is not of a satisfactory standard/design for permanent long term use and its improvement should form part of the current application.

Water usage, surface water drainage and flooding.

The London Plan provides the policy framework in respect of sustainable construction and renewable energy, and your attention is drawn to Chapter 5 of the London Plan (2011) and the Supplementary Planning Guidance entitled Sustainable Design and Construction. See also policy BE1(vi) of the UDP, regarding sustainable design and construction and renewable energy. We would expect compliance with these policies as far as is practicable.

The scheme would give rise to additional surface water discharge and run off given the use as a car wash and the laying of an impermeable surface. However, the proposals indicate that any water run off would drain to the existing drainage network on the site and the Drainage Officer has raised no objections.

The site however lies in Flood Zone 2/3 which is considered (medium/high risk). The Environment Agency were contacted and advised that a Flood Risk Assessment should be carried out. The applicant has not submitted a FRA as part of the application submission and there is concern that the proposal could lead to increased flooding to the wider site.

On balance, it is considered that the application should be refused.

as amended by documents received on 07.03.2016

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 01 The proposal would result in inappropriate development on Metropolitan Open Land which would result in a loss of openness, detrimental to the character and appearance of this area of Metropolitan Open Land, thereby contrary to Policy G2 of the Unitary Development Plan and Policy 7.17 of the London Plan.**
- 02 The Acoustic Report does not use the proper methodology or assessment criteria of BS4142:2014 and is deficient in several respects and as such the proposed use of the site has a car wash would have a detrimental impact upon the living conditions of those living nearby, contrary to Policy BE1, London Plan Policy 5.3 & London Plan Policy 7.15 and the Mayors Ambient Noise Strategy.**
- 03 The proposal as submitted would be detrimental to nearby residential amenity by reason of noise and disturbance and thereby contrary to Policy BE1 of the UDP.**

- 04** In the absence of sufficient information to demonstrate the maximum potential of the operation and the impact on parking in the locality, the proposal would be likely to result in an increase in demand for on-street parking and traffic queues on Copers Cope Road, as well the visibility for vehicles exiting the site onto Copers Cope Road, detrimental to residential amenities and prejudicial to the safety and free flow of traffic, contrary to Policies BE1 and T18 of the UDP.
- 05** The application is not accompanied by a satisfactory Flood Risk Assessment or details of groundwater investigations demonstrating that the proposal will not result in an unacceptable risk of flooding or groundwater contamination contrary to Policy ER13 of the UDP and Policy 5.12 & 5.13 of the London Plan.

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Application:15/04801/FULL1

Address: National Westminster Bank Sports Ground Copers Cope Road Beckenham BR3 1NZ

Proposal: Change of use from car park to construction of a hand car wash business including low level canopy and party-cabin to be used as customer waiting area and storage of equipment.



"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 : 15/05549/FULL6

Ward:
Orpington

Address : 159 Park Avenue Orpington BR6 9ED

OS Grid Ref: E: 546846 N: 165305

Applicant : Mr _ Mrs Edwards

Objections : YES

Description of Development:

Single storey front extension, one/ two storey side extension, one/two storey rear extension, roof alterations to create additional accommodation within the roof, including 4 rooflights

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 29

Proposal

The application site is a two storey semi-detached 4 bedroom family dwelling, with a two storey flat roof extension to the side and single storey flat roof extension to the side of two storey extension. The site tapers towards the rear. The attached neighbouring property has a two storey extension adjacent to the boundary with Felstead Road. The adjacent property at No. 161 is set at a slightly different angle to the application dwelling and maintains a side separation of approximately 3 metres.

Planning permission is sought for the replacement of the existing extensions with new extensions and roof alterations to form a 5 bedroom two storey dwelling and roof alterations to create habitable accommodation. The proposal is formed by 3 elements, a single storey front extension (porch), one/two storey side extension and one/two storey rear extension.

Single storey front extension will measure 2.9m in width and 2.5m in depth to a height of 2.7m, with a pitched roof to a height of 3.8m. The existing sloping roof to the front across the width of the dwelling will be increased in depth from 1m to 2m.

One/two storey side extension will measure 3m/5.7m in width following the angle of the plot and 10.5m in depth. The roof height will be 5.5m to eaves and 8m to ridge at its highest and will include a front rooflight. The extension will provide a study, garage, shower and utility room at ground floor level and two bedrooms and bathroom at first floor level.

One/two storey rear extension will measure 8.2m in width and 3m in depth. The single storey element will abut the boundary with No. 157 and will have a sloping roof including a rooflight and will measure 2.2m to eaves and 3.7m to ridge. The two storey rear element will have a pitched roof including a rooflight and will measure 5.5m to eaves and 7.8m to ridge. The extension will provide space for an enlarged kitchen/breakfast room at ground floor level and an additional bedroom at first floor level.

Two rooflights will also be inserted into the two storey flat roof element to enable the roof to be used as habitable space. The roof space will provide a hobby room, cloakroom and storage area.

The application site is located on the northern side of Park Avenue close to the junction with Felstead Road and is predominantly residential in character. The area is formed by large detached and semi-detached dwellings set in generous sized plots.

Consultations

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

- o Brick finish wall would dominate view from dining room.
- o Location plan does not show part of the extension
- o Create a tunnel effect

Highways raised no objections as there is adequate off-street parking provision in the front garden and a storage area will remain within the garage for cycle storage.

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

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

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

Planning History

Under planning reference 68/2468 planning permission was granted for a first floor extension comprising bathroom and two additional bedrooms. This involved the

demolition of the existing detached garage and roof alterations to incorporate the proposed side extensions.

Under planning reference 85/2761 planning permission was granted for front extension to the existing garage and porch and minor alterations to the front.

Conclusions

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

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

Policy H9 states that when considering applications for new residential development, including extensions, the Council will normally require 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. This policy seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of neighbouring properties. This application includes a part one/two storey side extension which will abut the eastern side boundary with No. 161. The application site benefits from a wide frontage, the proposed two storey side element that is less than 1 metre from the side boundary is set back approximately 6 metres from the front elevation. No concerns have been raised in relation to the side extension. Given that the proposed development would replace an existing side extension and that the proposal is stepped in at first floor level from the front and the design would not impact the visual amenity, Members may consider that in this instance the proposal would not result in a cramped appearance nor a detrimental impact on the neighbouring properties and as such the aims and objectives, which policy H9 seeks to ensure, are achieved.

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

The existing extensions to the side appear dated and uncharacteristic in relation to the host dwelling, having a vast expanse of flat roof and an element of red tile hung walls both to the front and side at two storey level appearing incongruous within the street scene. By contrast the original host dwelling and neighbouring properties have white rendered walls.

The proposed replacement one/two storey side extension shows the two storey element set back from the side with a hipped roof above the two storey element which would continue the line of the main roof; this may be considered to enhance the appearance of the dwelling in the street scene. The proposed side extension would replace an existing extension, with an increased depth of 3m to the rear along the boundary with No. 161 at single storey level and would be stepped back between 1-2.5m at first floor level. The proposed two storey rear extension would be 3m in depth and would maintain at least 1m to the side boundary with No.161.

The proposed hipped roof and one/two storey side extension would be adjacent to the common boundary with the adjacent semi-detached neighbour, however given the presence of the two storey element of that property, the angle and side separation, it is not considered that the proposed extension would cause any significant harm to the residential amenity of the occupants of that property. Members may consider that the scale and design of the proposed part one/two storey side extension is sympathetic to that of the host dwelling and therefore compliant with the general aims and objectives of Policy H8 and BE1 in relation to scale and design.

The proposed one/two storey rear extension would replace an existing single storey rear extension and infill the gap between that and the boundary with no. 157. The single storey element would extend 3 metres along the boundary with No.157 and would rise to two storey 2.3m from that boundary. A 1m - 1.7m side separation would be maintained to the boundary with No.161. While a limited loss of light and visual impact might result, given the orientation and separation of 2.3m to the boundary at second floor level, it is not considered that the rear extension would cause any significant harm to the amenity of the occupants of the attached neighbouring property.

The proposed rear extension will not be prominent in views from the public domain and therefore not considered to cause any significant harm to the visual amenity of the area. Members may consider that the scale and design of the proposed part one/two storey rear extension is sympathetic to that of the host dwelling and therefore compliant with the general aims and objectives of Policy H8 and BE1 in relation to scale, design and residential impact.

The single storey front extension will measure 2.9m in width and 2.5m in depth to a height of 2.7m, with a pitched roof to a height of 3.8m. The existing sloping roof to the front across the width of the dwelling will be increased in depth from 1m to 2m. Members may consider that the proposed front extension is modest in scale and will not detract from the street scene.

Having had regard to all the above Members may consider that, on balance, the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor cause an unacceptable degree of impact on the host dwelling or character of the surrounding area.

Background papers referred to during production of this report comprise all correspondence on the files 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.

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Application:15/05549/FULL6

Address: 159 Park Avenue Orpington BR6 9ED

Proposal: Single storey front extension, one/ two storey side extension, one/two storey rear extension, roof alterations to create additional accommodation within the roof, including 4 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 '2' – Applications meriting special consideration

Application No : 15/05638/FULL1

Ward:
Copers Cope

Address : Sandford Close 72 The Avenue
Beckenham BR3 5ES

OS Grid Ref: E: 538398 N: 169791

Applicant : Hilleard Developments Ltd.

Objections : NO

Description of Development:

Mansard roof extension to facilitate 2x 2 bed flats with balconies and associated parking, new terraces/balconies to the existing flats and new enclosed entrance porch.

Key designations:

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

Proposal

Planning permission is sought for a roof extension to facilitate 2x 2 bed flats with balconies and associated parking, new terraces/balconies to the existing flats and new enclosed entrance porch together with 2 garages.

Amended plans were received on 2nd March 2016 which removed the proposed mansard roof and replaced with a more traditional hipped roof. The following assessment is therefore based on these amended plans.

Location

The Avenue is a privately maintained road that consists of a mix of flats and houses of varying styles. The subject site consists of 6 x 2 bedroom flats with associated garages and amenity space.

Consultations

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

Highways - The site is located in an area with low PTAL rate of 1b (on a scale of 1 - 6, where 6 is the most accessible). Two additional garages are offered accessed via the existing arrangement to the rear of the site. As the number of car parking is acceptable I raise no objection in principle.

Network Rail - No objection

Planning Considerations

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

BE1 Design of New Development

H1 - Housing Supply

H7 - Housing Density

H8 - residential extensions

H9 - Side space

T3 - Parking

London Plan

Policy 3.3 - Increasing London's Housing Supply

Policy 3.4 - Optimising housing potential

Policy 3.5 - Quality and Design of housing development

Planning History

No relevant planning history

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.

Design and impact on character and appearance within the streetscene

The proposed roof extension is considered to be acceptable in principle given the variety of housing and architectural styles within this road. The hipped roof reduces the perceived bulk and mass of a traditional additional storey. It is noted that the neighbouring block of flats, known as Carey Court have dormer windows to the front and rear. The proposed roof extension is therefore not considered to be detrimental to the character and appearance of the host building or the wider street scene.

Policy H9 refers to what the Council will normally require in terms of retaining a side space. In some instances where there is appropriate justification, it may not be that a full height and length of the flank wall be required. The purpose of Policy H9 is to retain space around residential buildings to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. Furthermore, the policy seeks to prevent a cramped appearance and unrelated terracing from occurring.

Whilst it is accepted in this case that the eaves of the proposed roof extension will encroach into this side space, the existing wall will remain in situ which is 1.3m from the boundary. The proposal is therefore not considered to be detrimental to

the character and appearance of the surrounding area and will comply with the purpose of Policy H9.

Quality of accommodation

2 x 2b3p flats are proposed with internal floorspaces of 70.2sqm and 62.2sqm which complies with the London Plan. Both units provide an acceptable level of internal amenity in terms of daylight/sunlight and outlook, and external amenity in terms of balconies to the rear.

The new balconies to the existing flats will improve the occupants' internal amenity by providing larger internal living /dining rooms and outdoor amenity space.

Impact on neighbouring properties

The proposed roof extension is not considered to cause any adverse impacts upon the neighbouring properties. Screening will be provided on the side elevations of all balconies to prevent overlooking to neighbouring properties. The proposal will comply with Policies BE1 and H8 of the Unitary Development Plan.

Parking

The site is located in an area with low PTAL rate of 1b (on a scale of 1 - 6, where 6 is the most accessible). Two additional garages are offered, accessed via the existing arrangement to the rear of the site. As the number of car parking is acceptable no objections are raised in principle subject to conditions relating to cycle parking.

Having regard to the retained separation distance of 1.3m from the three storey side wall on the western elevation to the boundary, Members may consider that, on balance, the scheme may not cause such harm to the character of the area as to warrant a planning refusal. Furthermore, Members are asked to consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents.

as amended by documents received on 02.03.2016

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

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

- 6** 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.

Application: 15/05638/FULL1

Address: Sandford Close 72 The Avenue Beckenham BR3 5ES

Proposal: Mansard roof extension to facilitate 2x 2 bed flats with balconies and associated parking, new terraces/balconies to the existing flats and new enclosed entrance porch.



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

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SECTION '2' – Applications meriting special consideration

Application No : 16/00121/FULL6

Ward:
**Bromley Common And
Keston**

Address : Whitehouse 8 Oakfield Lane Keston
BR2 6BY

OS Grid Ref: E: 541481 N: 164828

Applicant : Mr Jenny Himsley

Objections : YES

Description of Development:

First floor rear extension and front rooflight

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 22

Proposal

Planning permission is sought for a first floor rear extension measuring 7.8m in width x 6.6m in depth x 5.4m height (to eaves) & 6.3m (ridge). The extension will be set in by 0.8m from the shared boundary with No.6.

To the front elevation a new velux window is proposed. The bulk of the proposed extension is to the rear at first floor level to create two additional bedrooms and an en-suite. New windows are proposed in the side and rear elevations. The en-suite window on the flank elevation closest to No.6 is proposed to be obscured glazed.

The application is a resubmission of two previously refused applications and one dismissed appeal. The current application is accompanied by a Daylight & Sunlight Assessment.

Following the previously refused application and dismissed appeal the agent has made the following changes to the scheme:-

- o Lowered the height of the first floor extension from 6.9m to 6.3m.
- o Changed the Juliet balconies to windows
- o Submitted a daylight & sun lighting report along with the application

The application property is located on the southern side of Oakfield Lane, Keston and is a two storey detached property.

Consultations

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

- o Third application made by the applicant, surprised to see a further application.
- o Having reviewed the plans the new proposals seem almost identical to the previous application. The proposed extension is still only set back 800mm from the edge of the existing ground floor extension and overall height reduced from 7m - 6.3m.
- o The LPA can choose to decline the application
- o Inaccurate Daylight report

Full and detailed copies of the objections letter can be found on the application file.

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
- BE13 Development adjacent to a Conservation Area
- H8 Residential Extensions
- H9 Side Space

Planning History

Under planning application reference: 15/00318 planning permission was refused for first floor rear extension and front rooflight. The reason for refusal read as follows:

1. *The proposed first floor rear extension by reason of its height and rearward projection would be over-dominant in relation to and seriously detrimental to the prospect and amenities of the occupiers of adjacent properties by reason of over-shadowing, loss of sunlight, prospect and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.*

The above mentioned application was dismissed at appeal on 7th October 2015. The Inspector considered that the proposal would be harmful to the living conditions of the occupants of the adjoining properties, contrary to criteria (iv) and (v) saved Policy BE1 of the London Borough of Bromley Unitary Development Plan.

Under planning application reference: 14/03663 planning permission was refused for first floor rear extension and front rooflight. The application was refused for the following reason:

1. *The proposed first floor rear extension by reason of its height and rearward projection would be over-dominant in relation to and seriously detrimental to the prospect and amenities of the occupiers of adjacent properties by reason of over-shadowing, loss of sunlight, prospect and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.*

Under planning application reference: 88/00165 planning permission was refused for a first floor rear extension. The reasons for refusal were as follows:

1. *The proposal with its considerable height and excessive rearward projection would be over-dominant in relation to and seriously detrimental to the prospect and amenities of the occupiers of the adjacent property by reason of over shadowing, loss of light and visual impact*
2. *The proposed balcony would be seriously detrimental to the amenities that the occupiers of the adjacent property might reasonably expect to be able to continue to enjoy by reason of overlooking and consequent loss of privacy.*

Under planning application reference: 85/02658 planning permission was refused for a single storey front extension.

Under planning application reference: 85/00660 planning was granted for a front porch.

Under planning application reference: 84/0007 planning permission was refused for a spiral staircase and railings for roof area at rear and removal of condition 99.

Under planning application reference: 83/00368 planning permission was granted for a single storey rear extension.

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.

Previous application & dismissed appeal

In dismissing the appeal in 2015 the Inspector considered that the main issues were the effect of the proposed extension on the living conditions of the occupants of the adjacent properties in relation to overshadowing, loss of outlook and loss of privacy. In dismissing the appeal the Inspector stated there would be no harmful

loss of outlook or overlooking of No 6 from the proposed extension. However, in the absence of substantiated evidence to the contrary, the Inspector considered that there would be a significant risk of overshadowing and loss of daylight at the eastern end of the house and the patio. The Inspector also found that the Juliet balconies in the rear elevation would result in unacceptable overlooking of the rear of No.12.

The Inspector's decision letter is a material consideration in the determination of this application.

Design, mass, scale of the proposed development

Following the dismissal of the appeal the agent has revised the drawings by lowering the height of the first floor extension from 6.9m to 6.3m, removing the two rear Juliet balconies and substituting these for windows and submitting a daylight and sunlight report. The side space remains the same as the previously refused application at 0.8m.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

The proposal remains to construct a first floor addition over the full depth and width of the flat roof extension. An existing rear facing gable would be removed and replaced by a larger and deeper crown roof. The ridge height of the new roof would be 1m below the main ridge. Two rear windows are to be added to the rear elevation.

The extension would still extend by 6.6m in depth and would add considerable bulk, scale and mass to the rear of No.8.

The area surrounding the site is predominantly detached properties set within the centre of the plots, although No.8 sits back from No.6 and therefore the addition of a first floor rear extension will be felt more prominently by the occupants of No.6.

Impact to neighbouring residents

The Inspector in considering the impact of the proposed development on the neighbours No.6 & No.12 contended that in regard to the impact to the neighbour at No.6 (paragraph 9 of the appeal decision) that "there would be no material loss of outlook from the main living room or the door serving the kitchen/break room. The extension would be seen in oblique views from the bedroom window above the

living room and introduce a sense of enclosure when looking towards the south-east. The principle outlook from this bedroom is large, mature and attractive garden, which would not change. I therefore do not consider that the proposal would appear visually intrusive or overbearing from inside the house".

At paragraph 10 the Inspector goes on to say the "additional depth, height and bulk of the extension would be apparent from the patio immediately to the rear of the house. This would be a significant change for the neighbour. However, given the overall width of the rear house and its patio and the outlook over the garden, I am not persuaded that it would introduce a significant sense of enclosure that would be materially harmful to her living conditions".

Whilst the Inspector considers there the proposed first floor extension would not appear visually intrusive or overbearing from inside the house of No.6 or create a sense of enclosure the Inspector does acknowledge at paragraph 8 that "No.8 is on higher ground than No.6 and the effect of this additional height would be accentuated". Whilst the height of the extension has been lowered by 0.6m it is the Council's view that the extension by reason of its bulk, height and mass still represents a significant development.

The Inspector also raised concerns about overshadowing to No.6. Paragraph 11 of the Inspector's decision letter states "the additional height and depth of the proposed extension is therefore likely to give rise to overshadowing of part of the patio at the rear of No.6 and affect the daylight/sunlight that could reach the door/window serving the kitchen/breakfast room". Paragraph 12 goes on to say "at the time of my site visit, which took place at about 10.30am on a very sunny day, these areas were overshadowed to some degree by the presence of the vegetation along the shared boundary. It would therefore seem highly probable that the extension in close proximity to the boundary would have a similar, if not more profound affect. The permanent loss of morning sunshine to this part of the house and garden would amount to material harm to the living conditions of the occupants".

The Council is still concerned that the orientations of the properties will block out daylight and sunlight with the sun rising from the east during the morning part of the day. Whilst the Inspector did not have the benefit of a daylight & sunlighting report she did state that the "permanent loss of morning sunshine to this part of the house and garden would amount to material harm to the living conditions of the occupants".

The agent has submitted a Daylight & Sun lighting Assessment prepared by Herrington Consulting Ltd. The light assessment shows little change in shadow effect on neighbouring properties. The document is long and contains lots of modelled calculations which are subject to assumptions. In section 4.2 of the assessment it states that if the VSC with the new development in place is less than 27% and less than 8 times its former value, then the reduction in light is likely to be noticeable. In section 5.2 figure 5.1 the angle is measured as 25%. Section 5.4 is entitled Calculation Assumptions which does question the accuracy of the findings. Paragraph 6.3 of the report summarises Table 6.1 which states that it can be seen that all of the windows either retain a VSC value greater than 27% post

development, or have ratio of change that is 0.8 or above and are therefore fully complaint. In line with the assessment criteria set out within the BRE guidelines it is possible to conclude the impact will be negligible. In summing up the dimensions in the Daylight & Sunlight report it would appear there will be some loss of daylight and sunlight to the neighbour at No.6 but not sufficient to warrant a ground of refusal.

The Inspector concerned that there would be an impact to No.12 on the basis of overlooking of both the house and garden. At paragraph 14 the Inspector states "the relationship between No.8 and 12 means there is already a degree of overlooking from No.8 into the garden of No.12. The proposed extension would reduce the distance between the two properties. The reduced separation, combined with the Juliet balconies would significantly increase the perception of overlooking of both the house and the garden". The current drawings before the Council show first floor windows in place of two Juliet balconies. Windows do offer a lesser sense of overlooking but the separation between the two properties remains the same.

Summary

Members will need to decide if this current application overcomes the Council's previous reasons for refusal and the Inspector's concerns regarding the impact on the living conditions of adjoining neighbours in relation to overshadowing, loss of outlook, overlooking and privacy given the changes to the submitted drawings (reduced height, Juliet balconies omitted for windows) and accompanying submission of daylighting and sun lighting report.

On balance, whilst there have been limited changes from the previously refused scheme 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 unsatisfactory loss of amenity to local residents.

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** 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 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.

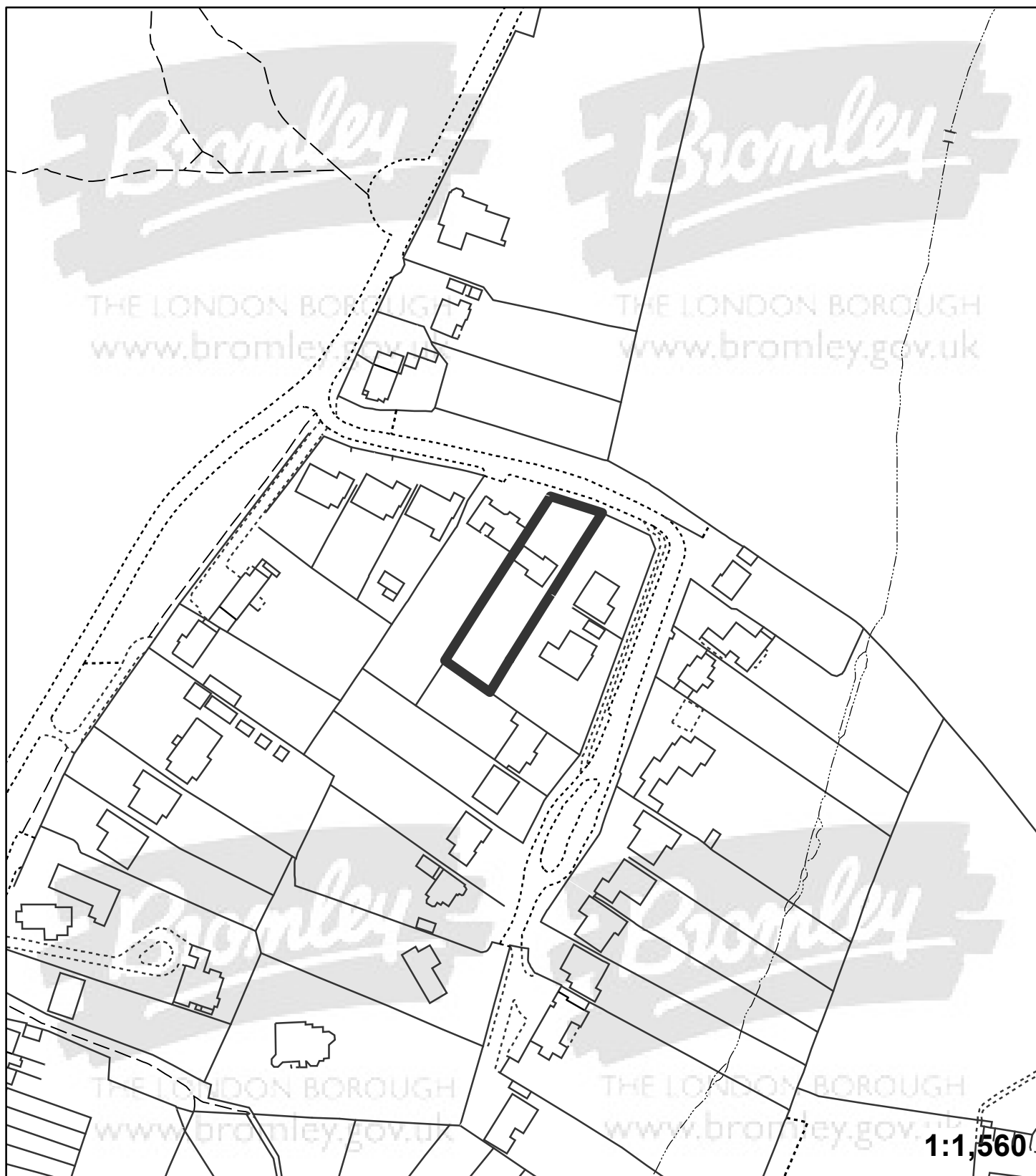
Reason: In order to prevent an overdevelopment of the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.

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Application:16/00121/FULL6

Address: Whitehouse 8 Oakfield Lane Keston BR2 6BY

Proposal: First floor rear extension and front rooflight



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SECTION '2' – Applications meriting special consideration

Application No : 16/00128/FULL6

Ward:

Farnborough And Crofton

Address : 3 Farnborough Common Orpington BR6
7BN

OS Grid Ref: E: 543724 N: 164498

Applicant : Mr K Harris

Objections : NO

Description of Development:

Two storey side extension, roof alterations to form habitable room incorporating rear dormer and roof lights.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 11

Proposal

Permission is sought for a two storey side extension, dormer windows and roof lights to facilitate the conversion of the loft space into habitable space. The extension measures 1.9m in width to the rear of the dwelling and 3.7m to the front, incorporating a hipped roof profile with two pitched dormer windows to the rear. The extension is located 400mm from the common side boundary to the front and 200mm to the rear by virtue of the tapered plot.

The host property is a two storey, semi detached dwelling, set back from Farnborough Common with no vehicular access. The property is obscured from view from the highway by virtue of mature planting to the front of the dwellings and is set up from the pavement by approximately 2.5m. The dwellinghouse borders a pathway to the western elevation which provides access to Bassetts Close at the rear of the dwelling.

Consultations

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

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions
H9 Side Space

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

Planning History

There is no relevant planning history with regard to this property.

Conclusions

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

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

Design

The materials of the proposed extension are in so far as practical, matching to the existing property with the use of a smooth render at first floor instead of the rough render as existing. The dwelling as existing hosts a hipped roof profile which this application seeks to replicate, with the extension proposed to be set back and down from the host dwelling allowing for an element of subservience within the design.

Policy H8 states that dormer windows should be of a design and size appropriate to the roofscape and sited away from prominent roof pitches unless dormers are a feature of the area. Whilst no dormers are evident within the immediate neighbouring area, the dormers proposed within this application are considered sympathetic to the roofscape, small in size and of a complementary design to the hipped roof of the dwelling. The dormers will be prominent when viewed from the adjoining pathway given the proximity of the built form to the boundary and topography of the land, however are considered acceptable with regard to design.

Side Space

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. Although the extension does not meet the prescribed side space requirements (400mm to the front and 200mm to the rear), the boundary to the neighbouring dwelling is in excess of 10 metres from the flank elevation of the host dwelling by virtue of a pathway being sited between the two properties, leading to Bassetts Close at the rear. The development would not

cause any possible terracing due to the separation distances between the dwellings and the proposed development would not cause a cramped appearance within the wider streetscene. Members should consider, however, that the host dwelling is sited at a higher land level than the pathway to the west of the dwelling and as a result the extension may appear prominent on approach from the north or south of the site. The extensions location will cause some visual incursion from the pathway and may partially enclose the public pathway to the east, however given the width of the pathway and the increase in surveillance that will occur by virtue of the proposed dormer windows; this is not considered a cogent reason to refuse the application. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Members may find the two storey side extension acceptable.

Residential Amenity and Impact on Adjoining Properties

In terms of residential amenity, the extension lies flush with the rear elevation of the dwelling and projects no further forward than the front elevation. Whilst the dormers will allow for overlooking of the neighbouring properties at a higher position than the existing fenestration arrangements, this is not considered out of character in terms of the overlooking expected within a typical residential layout. Members may consider that there is no impact on residential amenity as a result of the proposed development.

Summary

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

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.

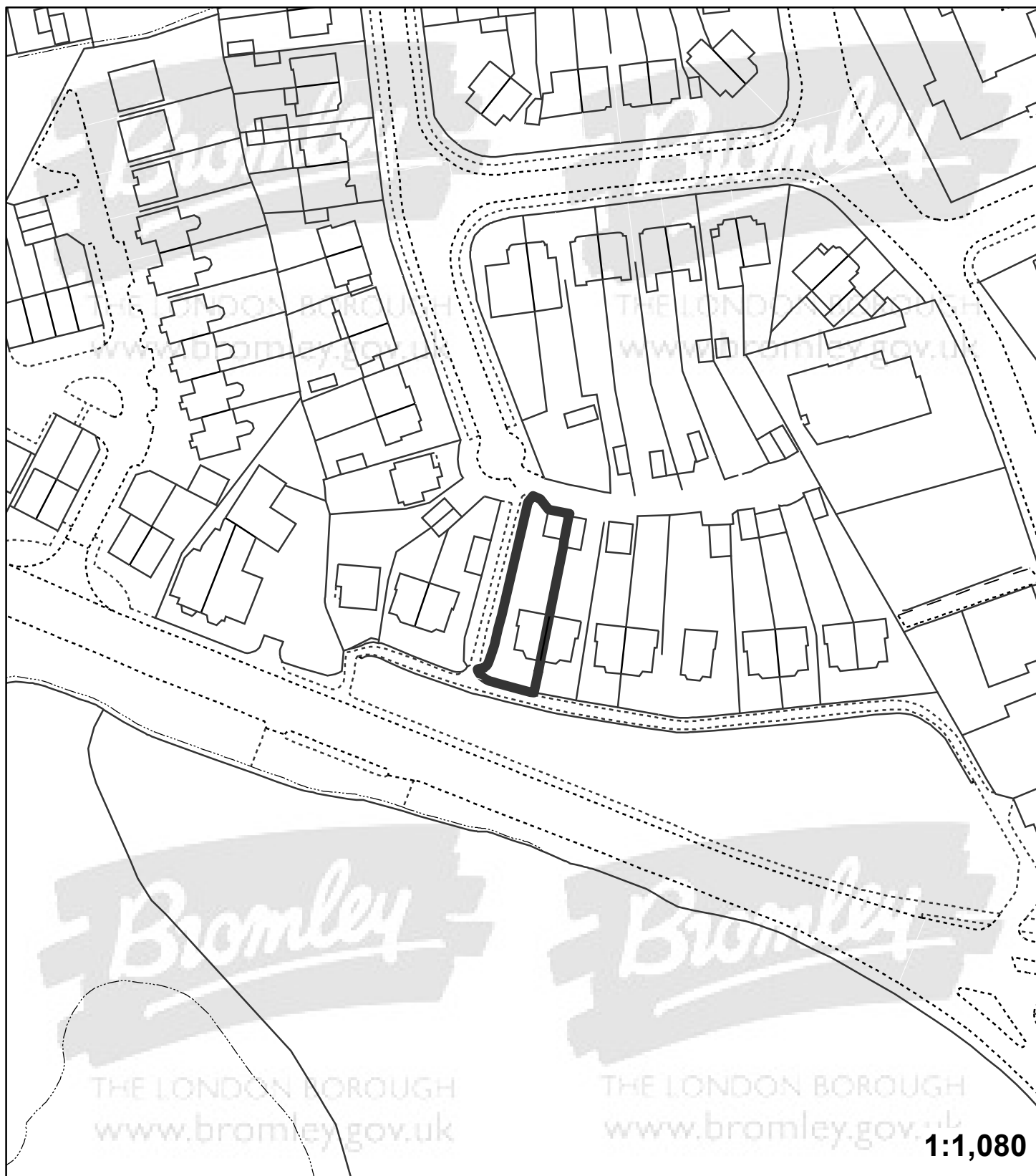
3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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:16/00128/FULL6

Address: 3 Farnborough Common Orpington BR6 7BN

Proposal: Two storey side extension, roof alterations to form habitable room incorporating rear dormer and roof lights.



"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 : 16/00239/FULL6

Ward:
Bromley Town

Address : 162 Homesdale Road Bromley BR1 2RA

OS Grid Ref: E: 541459 N: 168636

Applicant : Mr And Mrs Evans

Objections : YES

Description of Development:

Single storey side and rear extensions. Elevational alterations including raised decking and disabled access ramps.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 12
Smoke Control SCA 5
Smoke Control SCA 13

Proposal

The application seeks consent for the construction of a single-storey side/rear extension that would wrap around the rear of the property. It would span the full depth of the host dwelling and would include a 4.1m rearward projection. The proposed side extension would have a width of 3.7m and would include a pitched roof.

A raised area of decking measuring 3m in depth would be built to the rear of the extension.

Disabled access ramps would be installed within the front garden, side access and to the rear of the terrace.

Location

The application relates to a two-storey detached residential property, which is located on the south east side of Homesdale Road. The property is located on the junction with Homesdale Road and Waldo Road. The surrounding area is a mixture of residential and commercial properties. The property is not located within a conservation area.

Consultations

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

- o Concerns with side access being blocked.

Planning Considerations

Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

Planning History

13/01422/FULL6 - Front porch extension

Refused for the following reasons:

1. The proposed development, by virtue of its design and scale, would fail to appear subordinate to the host property and would appear as an incongruous addition to the host property, contrary to Policy BE1 of the Unitary Development Plan.

The above application was subsequently dismissed at appeal (Appeal ref: APP/G5180/D/13/2205138) on the 29/10/13.

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.

The proposed side/rear extension would be highly visible within the wider streetscene due to the position of the dwelling on the corner with Waldo Road. However, there is a significant strip of soft landscaping to the north of the property along the public highway which would lessen the prominence of the flank elevation within the locality. The proposed extension, decking and ramps are considered to have a fussy appearance; however the it is clear the ramps are needed to provide access for a disabled family member.

The extension would incorporate a pitched roof design and its appearance from the front and side are generally in keeping with the proportions of the application property. The design of the rear elevation is slightly more unusual in that that it

would include a central porch arrangement. However it would also include a pitched roof and would have limited visibility from the public realm. The overall scale of the works are larger than generally considered acceptable, however the property is detached and sits within a generous plot, which provides a degree of scope for a larger arrangement. A significant area of amenity space to the rear would also be retained.

In this case, the development would provide additional habitable accommodation, which is needed to provide additional space for a disabled family member. This would constitute a significant improvement for the occupiers. Whilst the development would result in some harm to the property by way of the fussy appearance and larger scale, the detached nature of the property, size of the plot and weight given to the provision of additional habitable accommodation is considered to off-set this harm. Members may therefore consider that on balance the proposal is acceptable. It is however considered reasonable and necessary to condition the use of matching materials in order to ensure the quality of the built development in relation to the existing dwelling.

Neighbouring amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The property is detached and located at the junction of Homesdale Road and Waldo Road. The primary impact would therefore be on No 160 Homesdale Road.

No 160 is located to the south of the application site at a slightly lower ground level and has not been extended at the rear. This property is of a smaller scale and is set back from the rear elevation of the host dwelling. The application property therefore currently projects approximately 2.6m beyond the rear elevation of No 160. Due to the design of the scheme the primary impact of the development would come from the rearward projection, side ramp and rear terrace. The proposed extension would have a depth of 4.1m but would set away from the common side boundary by 1.1m. The proposal has also been designed to incorporate a pitched roof, which would pitch away from the common side boundary.

The cumulative depth of extension with the existing projection would measure 6.7m beyond No 160. The proposal would result in some visual incursion; however the applicant could erect a 4m extension under permitted development. Further, it is noted that the application property and No 160 benefit from generous sized gardens, which would help retain a sense of openness. The orientation of No 160 in relation to the development would also result in no loss of light or overshadowing.

The proposal would also include a raised decking area to the rear, which would have a depth of 3m. There is currently an existing raised deck, however the proposal would see this extended further out into the middle of the garden. It has however, been set away from the common side boundary by 1m. The ramp

adjacent to this boundary and to the rear of the terrace would also match the height of this raised decking in order to facilitate access into the rear garden. It is noted there is already some overlooking due to the existing deck arrangement; however there are a large number of shrubs and hedges along the side boundary which provide a degree of screening. In this case the proposed development would have some impact on neighbouring amenity however a condition could be imposed to ensure the proposal provides boundary screening in order to mitigate any additional overlooking.

Given the above, Members may consider on balance the proposal would not have an adverse impact on neighbouring amenity.

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.

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 1. (i) A scheme of soft landscaping, with boundary screening (including details of trees or hedges, plant numbers, species, location and size of trees or hedges) and details of the management and maintenance if the landscaping for a period of five years shall**

be submitted to and approved in writing by local planning authority prior to construction of the development.

(ii) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following completion of the development, in accordance with the approved scheme under part (i). Any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and in the interest of neighbouring residential amenity in accordance with BE1 of the Unitary Development Plan (2006)

- 5 The extension hereby permitted shall be used only by members of the household occupying the dwelling at No 162 Homesdale Road and shall not be severed to form a separate self-contained unit or garage for the storage of motor vehicles.**

In order to comply with Policy BE1, H8, T3 and T18 of the Unitary Development Plan, to ensure that the accommodation is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings and in the interest of highway safety.

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Application:16/00239/FULL6

Address: 162 Homesdale Road Bromley BR1 2RA

Proposal: Single storey side and rear extensions. Elevational alterations including raised decking and disabled access ramps.



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SECTION '2' – Applications meriting special consideration

Application No : 16/00245/FULL1

Ward:
Clock House

Address : 161 Croydon Road Penge London SE20
7TY

OS Grid Ref: E: 534744 N: 169237

Applicant : Ms Margaret Lakidi

Objections : YES

Description of Development:

Erection of new rear extension and annex to provide enhanced and increased accommodation to existing care home together with cabin

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

Planning permission is sought for an annex in the rear garden of No.161 Croydon Rd to provide additional habitable accommodation and individual shower rooms for patients of the care home and a laundry and therapy centre. The annex measures 3m in height x 3.4m in depth x 23.7m in width. The annex will be timber clad with a curved roof and canopy to the covered path.

Planning permission is also sought for an enlarged single storey rear extension to the main dwellinghouse measuring 2.9m in depth x 4.4m in width x 3m in height with a flat roof. An existing cabin is also to be relocated from one end of the garden to the other.

The main dwelling house is a home for the rehabilitation of people who have had traumatic or acquired brain injury. The existing dwelling house has both accommodation on both the ground and first floors. Planning permission was granted in 2014 under planning application reference: 13/03583/FULL2 for a change of use from C3 (residential dwelling house) to C2 (residential care home).

The application is accompanied by a Design & Access statement. An amended plan was received on 25 February 2016 increasing the floor area of the bedrooms.

Location

The application site is a three storey semi-detached property located on the southern side of Croydon Road, Penge. The front of the property has off-road parking for three cars. The surrounding area is predominantly residential in nature.

Consultations

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

Consultee comments

Highways - no objection

Drainage - It is not acceptable for the new extension (67m²) to discharge surface water run-off to public sewer without attenuation.

Thames Water - no objections

Environmental Health (Housing) - In a Category A 'House of Multiple Occupation (HMO) where a bedroom (bedsit) has private kitchen facilities within a room the minimum floor area of the room (to be suitable for 1 person) is 13sqm.

Environmental Health (Pollution) - no objection subject to informative.

Planning Policy - the principle of providing an extension to the care home in this location is supported by The London Plan and UDP Policy C1 (Community Facilities). The impact of the development on residential amenities should be assessed to comply with UDP Policy C5 (Facilities for Vulnerable Groups) and H4 (Supported Housing).

Adult & Community Services - no comments received at the time of writing.

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
- C1 Community Facilities
- C3 Access to Buildings for People with particular accommodation requirements.
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for people with particular accommodation requirements
- H4 Supported Housing
- H8 Residential Extensions
- T3 Parking
- London Plan policies (2015)

- 3.2 Improving Health and Addressing Health Equalities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities

Planning History

Under planning application reference: 13/03583/FULL2 planning permission was granted for a change of use from C3 (residential dwelling house) to C2 (residential care home).

Under planning application reference: 04/02598/FULL1 planning permission was granted for change of use from doctors surgery to three bedroom flat.

Conclusions

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

Main Building

The main dwellinghouse is currently registered for 5 residents and a condition attached to the use for the original permission allowed under planning application ref:- 13/03583 states that the care home shall only provide care and house no more than 5 residents at any one time. A new condition can be attached to any subsequent permission which allows for the use of the annex to be restricted also, to 3 persons. The residents lead a normal life and engage in a number of normal activities that mean they are out for a good part of the day and evening. This can include regular employment locally, voluntary work and leisure activities to improve patients health and wellbeing. It is proposed to refurbish and extend the existing building so that each of the existing 5 bedrooms would have an ensuite bath or shower. The annex is proposed to be constructed in the rear garden, towards the northern boundary to provide a further 3 bedrooms taking the total to 8.

The majority of the proposed works involve internal alterations and do not require planning permission. At ground floor it is proposed to introduce a therapy/activity room for the residents with the reception room extended to the rear.

Rear annex

A single storey annex building is proposed that will house a laundry, boiler room, a lounge/therapy room and three bedrooms with en-suite showers. The Environmental Health Officer has objected to the proposal on the basis that the annex would be self contained and intended residents would be denied security and peace of mind of being houses within a building which contains care workers 24hrs a day. They would also be denied access to kitchen and laundry facilities as and when they require them and without the need to go outside the security of the building to access them.

Need for additional accommodation

The Design & Access statement States that the purpose of the design was for three occupants of the 3 new bedrooms in the annex are part of a programme

where residents experience more independent living from the main house but are still within the security of the campus. This method of controlled independent living is part of a successful programme which residents move to before finally leaving the home to lead their own independent lives.

Temporary cabin

A temporary cabin has been erected in the rear garden as can be shown on the existing plans and currently sits on a paved area. The cabin is used for occasional therapeutic activity (i.e paintwork & artwork), counselling meetings and for storage of paperwork. The cabin has been shown to be relocated to the end of the garden.

Design

The design of the annex is single storey but the materials are different to that of the main dwellinghouse. The timber clad effect will however be the same as the temporary cabin which is to be relocated to the rear of the garden along the eastern boundary. The proposal consists of the construction of an annex building is quite substantial in width and stretches for most of the northern section of the rear garden. The extension will be visible above the shared boundary fence by 1.9metres.

Impact to neighbours

The main impact of the annex will be to the neighbouring block of flats (Oak House) with the development being built along the shared boundary. No objections have been received from neighbours but the curved roof of the timber clad structure will project 1.9m above the height of the existing fence.

The single storey rear extension will lead to some loss of light to the rear window/door through the building of a 3m additional rear extension at No.163 Croydon Road (the neighbouring semi) but the extension is on balance considered to be acceptable.

Summary

Members may consider that the need for sustainable facilities is important to provide support to those that require it. However it is considered that the proposal is of significant proportions, taking up a significant proportion of the existing amenity space, however, a substantial element of the development will be adjacent to an existing car park for the neighbouring block of flats. The amenities locally also need to be justified along with the care requirement. On balance taking into account the relationship to the adjoining flats and to the car park (its neighbours) the proposal as submitted appears acceptable at this location to provide this care home facility.

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 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.

5 The annex hereby permitted shall only provide care and house no more than 3 residents taking the total for the care facility as a whole to no more than 8 residents at any one time.

Reason: In order to comply with Policy C5 of the Unitary Development Plan and in the interests of the amenities of the area.

You are further informed that :

6 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.

7 The application site is located within an Air Quality Management Area declared for NO_x: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh (To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan)

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Application:16/00245/FULL1

Address: 161 Croydon Road Penge London SE20 7TY

Proposal: Erection of new rear extension and annex to provide enhanced and increased accommodation to existing care home together with cabin



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Report No.
DRR16/035

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 3

Date: Thursday 31 March 2016

Decision Type: Non-Urgent Non-Executive Non-Key

Title: APPLICATION 16/00597/TPO - THE LODGE, COWPER ROAD,
BROMLEY, BR2 9RT

Contact Officer: Chris Ryder, Principal Tree Officer
E-mail: christopher.ryder@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Bromley Common and Keston;

1. Reason for report

This report considers an application for the proposed felling of a cider gum tree (T1) situated to the rear of the property and reduction works to a lime and a sycamore tree located at the front. The subject trees are all protected under Tree Preservation Order (TPO) 2552. The committee must decide whether to endorse the recommendation of the officer and allow consent in part.

2. **RECOMMENDATION(S)**

Consent for:

Cider Gum (T1) – Fell.

Sycamore (T3) – Reduce crown by no more than 2.5m.

Refusal for:

Lime (T2) – Reduce crown by no more than 2m.

Reason:

The proposed reduction works to T2 do not appear necessary at this stage. The canopy layer has regenerated a natural form and is free from significant defects and weaknesses. The proposed reduction would be damaging to form and function.

This aspect of the proposal conflicts with policy NE7 of the Bromley Unitary Development Plan (adopted July 2006).

CONDITIONS

1. B09 Tree consent – commencement

The tree works hereby granted consent shall be carried out within 2 years of the date of this decision.

REASON: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.

2. B07 Tree surgery

The work to the tree(s) hereby granted consent shall be carried out in accordance with British Standard 3998:2010 (Recommendations for Tree Work)

REASON: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.

INFORMATIVES

1. You are advised that formal consent is not required for the removal of deadwood, dangerous branches and Ivy from protected trees.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment:
-

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £1.6m
 5. Source of funding: Existing Controllable Revenue Budget
-

Staff

1. Number of staff (current and additional): Statutory
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those affected by the TPO
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: None

3. COMMENTARY

- 3.1 The application site is comprised of a detached dwelling with a reasonable amount of amenity space surrounding. The site has been formerly planted with various ornamental tree species, including the subject gum tree.
- 3.2 The site has recently been the subject of an application to redevelop the land to form three two storey dwellings. Application 15/05113/FULL1 was refused as it was contrary to Policies H7 and BE1 of the Unitary Development Plan, Policies 3.4 and 3.5 of the London Plan and National Planning Policy Framework.
- 3.3 This application has been made in respect of the three trees mentioned in section 2 of this report. Section 7 of the application form indicates that the proposed works to T1 are due to the size of the tree in respect of its boundary setting and the decreased life expectancy as a result of a large pruning wound.
- 3.4 The tree survey data appended to the application elaborates on the justification for trees T1, T2 and T3. The reduction works proposed to T2 and T3 are aimed at reducing the risk of branch failure. A weakened canopy structure is referred to for both trees following past harsh reduction works.
- 3.5 Officers have viewed the subject trees and do not contest any of the data noted in the appended tree survey. The specifications of each tree can be found on the tree survey. The subject trees are generally seen to be of normal vitality. The past management was noted and observations were made on each of the subject trees.
- 3.6 T1 has clearly outgrown the context of the surroundings and being positioned on the boundary could be seen as a potential nuisance. Officers had no objections to the trees removal as part of application 15/05113/FULL1. The supporting information provided as part of the tree survey justify the removal of the tree.
- 3.7 The canopy layer of T2 has regenerated well and is free from significant defects. Whilst some clearance pruning may be necessary above the public footpath/highway, reduction works to improve canopy structure are not considered necessary.
- 3.8 The poor canopy structure was clearly visible. Ivy has established along the main stem and into the canopy layer. This prevents a clear view of the main branch union, however the density of regrowth would be consistent with the comments given in the tree survey. The proposed reduction is considered reasonable to reduce the canopy area. Crown thinning may also be necessary in the future to allow the removal of less desirable branches.
- 3.9 Members are therefore respectfully requested to consent to the works in part as set out in section 2 of this report. I have not recommended a replacement tree be planted on this occasion, due to the overall lack of space. The duty of tree replacement would thus be dispensed.

3. POLICY IMPLICATIONS

This report is in accordance with Policy NE7 of the Councils Unitary Development Plan.

4. FINANCIAL IMPLICATIONS

The applicant is entitled under Regulation 24 of the Town and Country Planning (Tree Preservation) England Regulations 2012 to apply for compensation within 12 months of the date of the Councils decision if the applicant can establish loss or damage as a result of the Council refusing consent. It should be noted there is no specific budget to meet any potential compensation costs.

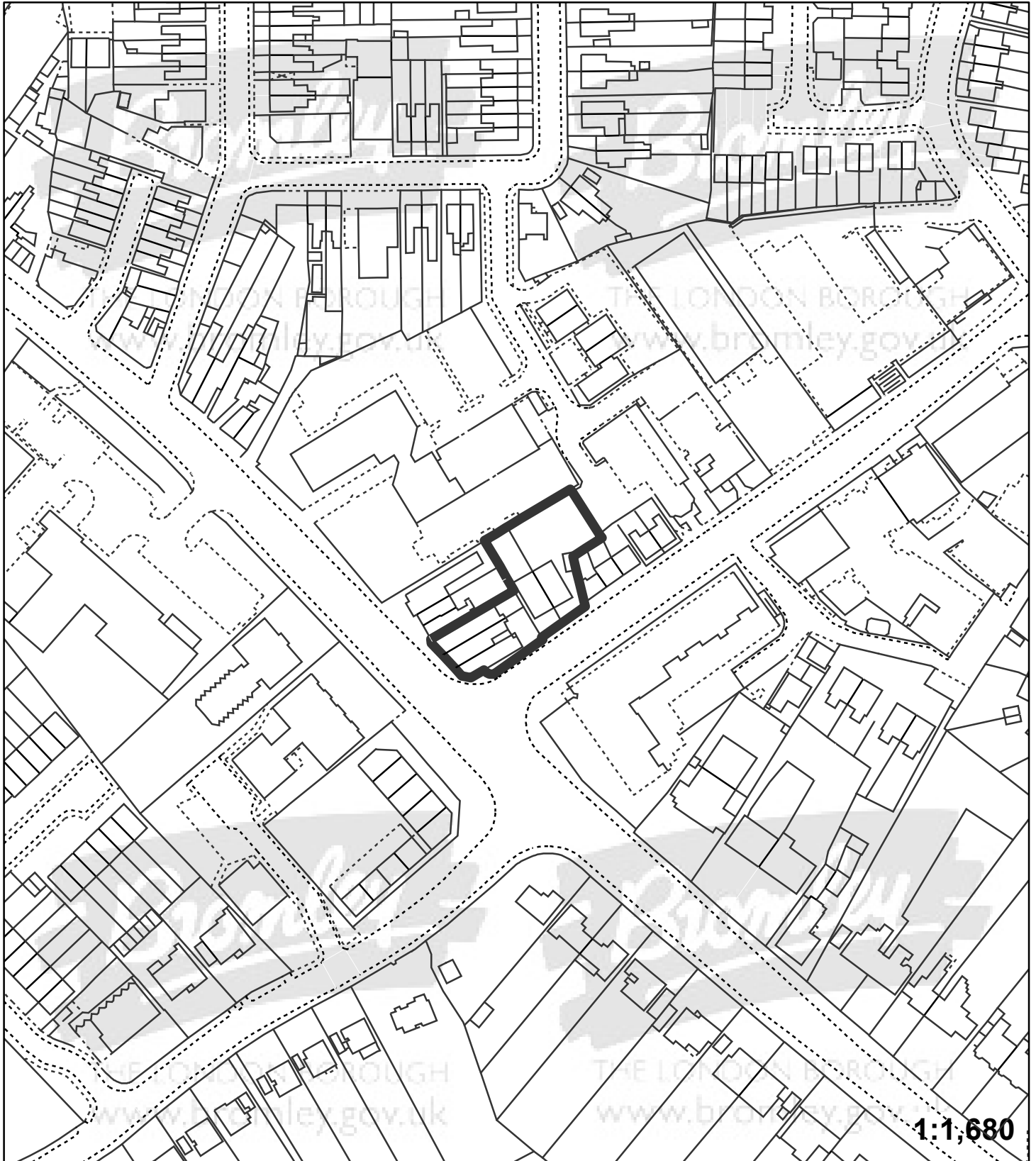
Non-Applicable Sections:	Policy, Financial, Personnel, Legal
Background Documents: (Access via Contact Officer)	

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Application:15/04641/FULL4

Address: 165 Masons Hill Bromley BR2 9HW

Proposal: Section 106 B A application to remove the requirement for affordable housing in the S106 agreement in respect of 14/04199/FULL1



"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 : 15/05056/FULL6

Ward:
Petts Wood And Knoll

Address : 67 Dale Wood Road Orpington BR6 0BY

OS Grid Ref: E: 545337 N: 166315

Applicant : Mr D White

Objections : YES

Description of Development:

First floor rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 4

Proposal

This application was deferred from Committee on the 3rd March to seek a reduction in height of the proposed first floor extension. Amended drawings were received on 11th March which reduces the height of the roof by 1.2m.

The application dwelling forms part of a group of six similarly-designed modern detached houses situated toward the southern end of Dale Wood Road, a residential road which was developed intermittently since the 1930s.

The proposed first floor extension will be built above an existing single storey rear extension and project 3.866m in depth and will be 6.628m wide.

Consultations

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

- o Further loss of sunlight and day light
- o Light is already blocked by the buildings of No.67 and trees, the loss of any further light into our living area and our patio amounts to a serious loss of amenity.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History:

Under planning ref: 05/04310/FULL6, planning permission was granted for a single storey rear extension and front porch.

Under planning ref: 12/03651/FULL6, a proposal for a first floor rear extension and roof alterations involving an increase in the roof height was refused by the Council (in January 2013) on the following grounds:

"The proposed roof enlargement involving as it does an increase in its ridge height, bulk and depth would be out of character with and detrimental to the visual amenities of the area, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."

"The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No 65 by reason of visual impact, thereby contrary to Policy BE1 the Unitary Development Plan."

Under planning ref: 13/00465/FULL6, a proposed first floor rear extension was refused on the following ground:

"The proposed extension would, because of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of visual impact, overbearing effect and loss of daylight and sunlight, thereby contrary to Policy BE1 the Unitary Development Plan."

More recently, under planning ref: 15/00014/FULL6, a proposed first floor rear extension was refused on the following ground:

"The proposed extension would, by reason of its bulk and depth, prejudice the amenities of the occupiers of the adjoining dwelling at No. 65 by reason of its visual dominance, and loss of daylight and sunlight, thereby contrary to Policy BE1 the Unitary Development Plan."

An appeal was lodged against this refusal however this was dismissed by the Planning Inspector (appeal ref: APP/G5180/D/15/3035932). It was concluded that 'the proposed development would have a detrimental effect on the living conditions of the adjoining occupiers at no.65 in terms of loss of light and outlook and that the scheme would not accord with UDP policy BE1 in this regard.'

Conclusions

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

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

This application has been submitted following a previous refusal under ref: 15/00014/FULL6 for a first floor rear extension. The reason for refusal was due to the bulk and depth causing an unacceptable impact to the amenities enjoyed by neighbouring property, No.65. This current application indicates a first floor rear extension with a reduced width. The width of the extension has been reduced by 3.1m to 6.628m, providing 5.8m side space to the boundary with No.65. The depth of the proposal remains the same (3.866m). Amended drawings (received 11.03.16) reduce the height of the roof by 1.2m.

From visiting the site it was noted that the side and rear boundary lines currently benefit from established vegetative screening therefore the proposal should not affect privacy or loss of light to neighbouring properties at the rear. The neighbouring property to the south, No.69, is situated further to the rear within the plot therefore the proposal is not considered to impact significantly on the amenities of this property with regards to loss of light, outlook or privacy.

Concerns were raised regarding the impact on light and outlook for the neighbouring property, No.65, and the case officer visited this neighbouring property during the application process. However it is noted that the reduction in width provides a side space of 5.8m to the shared boundary at first floor level. The depth remains at 3.866m however, given the significant reduction in width and resulting separation with No.65, it is not considered to impact to such a degree that would warrant refusal of the application. The reduction in roof height, as shown on the amended plans (11.03.16), further lessens the impact on this neighbouring property therefore the proposal is considered 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.

as amended by documents received on 11.03.2016

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 shall at any time be inserted in the flank elevation(s) of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

Application: 15/05056/FULL6

Address: 67 Dale Wood Road Orpington BR6 0BY

Proposal: First floor 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 recommend for PERMISSION, APPROVAL or CONSENT

Application No : 16/00030/FULL6

Ward:
West Wickham

Address : 21 Boleyn Gardens West Wickham BR4
9NG

OS Grid Ref: E: 537835 N: 165510

Applicant : Mrs Ayse Bolsoy

Objections : YES

Description of Development:

Conversion of loft to form habitable space
RETROSPECTIVE

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application seeks planning permission for a hip to gable end extension and rear dormer.

The application site is a two storey semi-detached property located on Boleyn Gardens, West Wickham.

Consultations

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

- o The proposed elevation alterations and extensions are out of character with the surroundings and do not respect the host dwelling rendering the proposals contrary to policies BE1 and H8 of the UDP, adopted Supplementary Planning Guidance (SPG) No.2 Residential Design Guidance and paragraph 58 of the NPPF
- o The dormer window constructed is not of a size and design appropriate to the roofscape and therefore is contrary to policy H8 of the UDP
- o The addition of the dormer window to the edge of the roof line will allow unacceptable overlooking of the rear gardens of Nos. 19 and 23 and will therefore impact on the amenity of their occupiers, contrary to policy BE1 of the UDP

- o The roof extensions and elevations are not in keeping with the surrounding properties and show no respect to the original property or the existing dwellings in the neighbourhood
- o The loft conversion and extension is vertical and extends fully over the second floor extension, this impacts massively on our property (19) as the extension height is excessive and detrimental to the property and out of character with properties in the area
- o A slope to the roof extension would lessen the impact on our property
- o The dormer window extends to the edge of the roof line and is not of a size or design appropriate to the roofscape contrary to policy H8 of the UDP.
- o The additional dormer window to the edge of the roofline impacts on the privacy for adjoining properties and gardens
- o The roof side extension and gable end extend beyond the original wall of the dwelling and over the original 1st floor extension above the garage roof
- o This is not subservient to the main dwelling and by reason of the incongruous and unsatisfactory design of the roof is detrimental to the visual amenity of the host building, street scene and character of the area contrary to policies H8 and BE1 of the UDP, SPG, and paragraph 58 of the NPPF.
- o The extreme size of the dormer is imposing to all neighbours, and due to the angle of the house against its boundary line, which is an invasion to those living at 19 Boleyn Gardens
- o The drawings are incorrect and do not show an additional window that has been installed on the rear elevation
- o Granting permission for the application would set a precedent for future development within Bromley
- o There has been no consultation between the developer and the owner of the neighbouring properties
- o I wish to object to this planning application (No.19), as it is incomplete, inaccurate, invasion of the privacy of neighbouring properties, insensitive to the architecture of the local area not in line with the UDP
- o The dormer is very large and covers the full width of the extended property
- o It is well in excess of others dormers built in the area and, accordingly has had an impact on our privacy (No.23)
- o If permitted will be detrimental to the local area and set a precedent for the future
- o The size of the dormer is well in excess of other dormers that have been built in the area and therefore adversely impacted our privacy (No.23)
- o The loft conversion is an overdevelopment for the size of the house
- o The side of the extension is vertical and extends fully across the second floor extension; there is no slope to the roof on this side of the extension which is impacting our neighbour at 19
- o The owners of 7 Boleyn Gardens submitted a planning application DC/14/00788/FULL6 for very similar development and this was rejected on the basis that the part one/two storey side extension would be subservient to the main dwelling and by reason of the incongruous and unsatisfactory design of the roof would be detrimental to the visual amenity of the host building, street scene and character
- o It is unacceptable that planning laws have been manipulated in a way that can lead to chaos if this type of application is approved

- o We were astonished that works was commenced without planning permission having been sought or obtained
- o It seems disingenuous that plans for a large second storey rear extension have been submitted separately from the ground floor extension both of which have already been substantially completed
- o It would be more appropriate to consider the ground and second floor extensions together
- o The roof extension has been built to the top of the roofline and extended across to the flank of the building without any slope to the roof, from the plans this equates to doubling each front areas of roof
- o There are no other extensions in the locality which have been completed in this way and the building does stick out like a sore thumb
- o The second floor extension dominates the sightline when we are in our garden (No.17) and it does feel like an inappropriate encroachment given it is dissimilar in size from the rear
- o The area is predominately 3/4 bedroom semi-detached houses which maintain their feel from when originally constructed, the extension of this large proportion materially changes this 'feel', together with making us feel very overlooked- almost as if a commercial development has landed near us (No.17)
- o Submitting separate planning applications for one overall development disguises the true size and scale of this huge extension of the living accommodation of 21 Boleyn Gardens
- o The total development greatly exceeds 50% of the floor area of the original house
- o The rear extension exceeds 3m in length from the original house
- o The garage has been converted to accommodation reducing off street car parking, no parking provision for off street parking is being made in proportion to the vastly increased living accommodation - This does not relate to the current application
- o The rear dormer is far larger than others in the vicinity, extending the full width of the original house and flush with the original rear wall unlike other neighbouring dormers, which have been set back from the rear wall and boundary
- o The effect of this is that it is obtrusive, overpowering and an invasion of privacy for those neighbours who live nearby
- o The distance from the boundary for a double storey extension is much less than 1 metre limit
- o The extension would result in a loss of light, overshadowing, loss of privacy and overlooking to surrounding properties
- o The layout and density of the building is far in excess of that normally found in the area
- o The first floor extension is unsightly and out of keeping with the rest of the road, the rear view looks like a block of flats
- o The number of people likely to live there will also overwhelm the local roads and parking spaces
- o The size of the first floor extension is totally out of character with the extensions that have been carried out over the years in Boleyn Gardens

- o The extension does not comply with planning law, the side extension of the storey extension extends the full length of the house and clearly overhangs the outer face of the wall of the original house
- o The roof extension is detrimental to the visual amenity, streetcare and character of the area, contrary to policies BE1 and H8 of the UDP
- o The blank elevation to the side of the house has no pitch and out of character to the rest of the houses in the street and is unsightly
- o The large roof extension is now an invasion of the privacy of those in Highfield Drive, Boleyn Gardens and Oakfield Avenue
- o Total lack of regard for proper processes and consideration for the area, neighbours and planning processes
- o We now have a monstrous development, as a result of which we now have no privacy in our back garden (No.25)
- o The building has gone on with little, if any, regards to planning laws
- o The extension is neither in keeping with the area or sympathetic
- o This extension was started at the same time as the ground floor work and should therefore be viewed as one application
- o There was no formal consultation period prior to the work being carried out, as laid down in the LBB planning regulations, the owners have clearly not followed any planning rules
- o The proposed elevations showing the rear of the property do not correspond with the elevations actually built both in form and also in the number, sizes and arrangements of windows and rooflights
- o This application for retrospective planning permission should be considered in conjunction with the previous application ref no: (15/05149/FULL6). This in total is a gross over development and out keeping with other properties in the area. The gable end overshadows adjacent properties.

It is noted that the objections comments relating to the Single storey front, side and rear extensions (DC/15/05149/FULL6) will not be considered a material consideration in regards to the current application, as this application has already been determined.

The Council received amended plans on the 01/03/2016.

Planning Considerations

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

SPG1- General Design Guidance
 SPG2- Residential Design Guidance

BE1 Design of New Development
 H8 Residential Extensions

Planning History

15/05149/FULL6-Single storey front, side and rear extensions (Retrospective Application)-Permitted- This application was considered by the Plans Sub-Committee held on the 4th February 2016.

Conclusions

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

Development in Principle

The application seeks planning permission for a hip to gable end roof extension and rear dormer. As noted above this application does not include the retrospective planning application for the 15/05149/FULL6 for a single storey front, side and rear extensions, which was permitted on the 11/02/2016.

Members may consider that the proposed development as a whole is compliant with Policies BE1 and H8 of the UDP. The proposed scale, form and materials would respect the amenities of the surrounding properties and the character of the area and that of the host dwelling.

Design

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respects the scale and form of the host dwelling and are compatible with surrounding development.

The main concerns raised by the submitted objections appears to be in relation to the hip to gable element, which extends the whole way across the roof line, with a vertical appearance along the eastern elevation. Objections have stated the proposal is out of keeping with the surrounding area and does not confirm with the character of the host dwelling.

However, it is considered that the overall design, size and proportions of the proposal are considered on balance acceptable and in keeping with the design of the existing dwelling and compatible with the surrounding area. Policy H8 of the UDP states that roof alterations with dormer extensions above the existing ridgeline will not normally be permitted. Despite the extension extending the whole way across the roof line, the extension does not exceed the existing ridgeline. Furthermore, there are many examples in the locality where properties have extended into the roof and incorporated a gable end roof design. As a result it is considered, that the proposal would not have a detrimental impact on the existing street scene and is compatible with surrounding properties.

Amenities

Policy BE1 of the UDP requires the Council to consider whether planning proposals will significantly affect the amenities of occupiers of neighbouring properties and any future occupiers, ensuring that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. It is considered that the development would not unduly harm the amenities of the neighbouring properties at 19 and 23 Boleyn Gardens or have any effect to the amenities of the properties along Oaklands Avenue to the rear of the host property.

It was noted on the site visit that a large number of properties along Boleyn Gardens benefit from rear dormers. In addition, the host dwelling benefits from a substantial garden. Taking this into account it is considered that there would be no loss of amenity to the properties to the rear of the host dwelling along Oaklands Avenue.

The main concern of the proposal is the potential loss of amenities to the two neighbouring properties at 19 and 23, who have both objected to the proposal. Both neighbours have highlighted that the development would result in unacceptable level of overlooking of both rear gardens. Furthermore the size of the dormer and angle of the host dwelling is considered imposing.

Although it is acknowledged that the rear dormer is bigger than other dormers in the surrounding area, it is considered that overlooking has already been established and given the density of the built environment there would not be a loss of privacy to either neighbouring properties or any other properties along Boleyn Gardens. As a result it is considered that the occupants of neighbouring properties and any future occupants will continue to enjoy a high level of amenity.

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 would the development unduly affect the character of the area.

as amended by documents received on 01.03.2016

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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.

- 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.

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Application: 16/00030/FULL6

Address: 21 Boleyn Gardens West Wickham BR4 9NG

Proposal: Conversion of loft to form habitable space
RETROSPECTIVE



"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 : 16/00068/FULL6

Ward:
Chislehurst

Address : 16 Heathfield Chislehurst BR7 6AE

OS Grid Ref: E: 544326 N: 170634

Applicant : Mr P D'Angelo

Objections : YES

Description of Development:

Additional dormer extension to the west elevation

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Smoke Control SCA 16

Proposal

The proposal involves inserting an additional dormer in the west flank roof slope which would have a width of 1.7m and would have a pitched roof with a maximum height of 2m.

Location

The property is situated in Chislehurst Conservation Area and is located at the eastern end of Heathfield on a corner plot where the road curves back around towards The Meadow.

Consultations

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

- o Concern for aesthetics of the property as it is in a Conservation Area
- o Proximity to neighbouring property and would create an overpowering impact
- o Impact on the ability of the occupiers of the neighbouring property to enjoy their property
- o The property was originally a single storey bungalow
- o Latest application for a dormer window heightens privacy concerns
- o Design appears inappropriate and will unbalance the roof
- o Unattractive from the street
- o The room that would benefit from the proposal already has 4 windows including 1 added in 2014

- o Plans are inaccurate

The Chislehurst Society identify the potential for overlooking of neighbouring properties, and the window would serve a bedroom which is already receiving daylight from several existing windows, the application is considered to be contrary to Policy BE1 of the UDP

Comments from Consultees

APCA did not inspect the application.

HUD - no objections

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The Council's adopted SPG for Chislehurst Conservation Areas is also a consideration.

Planning history

Planning permission was refused and dismissed on appeal under ref. 03/04387 for conversion of bungalow into two storey dwelling with front, side, rear and first floor extension and attached double garage

Planning permission was refused and dismissed on appeal for 04/00331 for Conversion of bungalow into two storey dwelling with front, side, rear and first floor extension, and attached double garage

Planning permission was granted under ref. 04/00331 Single storey front, side and rear extensions and increase in roof height

Planning permission was allowed on appeal under ref. 04/03009 for first floor extension to form two storey house

Planning permission was granted under ref. 04/04785 for front and rear dormers and insertion of windows in side elevations

Planning permission was refused under ref. 05/01254 and 07/00209 (part retrospective) and subsequently dismissed on appeal for first floor extension over existing garage with front dormers

Planning permission was refused under ref. 07/04331 for conversion of garage to habitable room with bay window at front and pitched roof over. A resubmission was

permitted under ref. 08/00422 with a flat roof in place of the pitched roof previously proposed.

Planning permission was granted under ref. 14/02798 for a side dormer extension

Conclusions

The main issues relating to the application are the effect that it would have on the character of the 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 proposal involves the addition of a further dormer window in the west flank roof slope which would be set back 1.1m from the front of the dwelling, and it would be visible within the street scene. To the front, there are two dormer windows which are clearly visible from the public parts of Heathfield and have a larger width than the proposed dormer. Furthermore, there are other example of dormer windows in the local area and variety in the character of properties in Heathfield which the Inspector notes in the appeal decision (application ref. 04/03009) 'I don't not consider the quality of the area in terms of variety of types of dwelling would be affected at all significantly by this proposal; the extended building would still contribute in this sense by virtue of its different design.' The proposed dormer would have a minimal bulk which would be similar in scale to the existing side dormers therefore, on balance, the proposal is not considered to appear over-dominant in the roof slope, nor out of character with the Conservation Area.

The proposal would be situated in the side roof slope opposite the flank wall of No. 18 and there are two windows in the flank wall of this neighbouring property at first floor, one is opposite the proposed dormer and serves a bedroom. There is a separation of 7m between these properties and there is a primary window in the front elevation which serves the same bedroom of No. 18 and also provides a suitable outlook and light to this bedroom. The proposed dormer would have obscure glazing and fanlights openings, therefore, the proposals would not result in any overlooking of this neighbouring property. If permission was recommended then the application could be conditioned to ensure that the windows would be obscure glazed and non-openable below the fanlights as there are four windows which also serve the bedroom which would provide adequate outlook and ventilation to the room.

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

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.

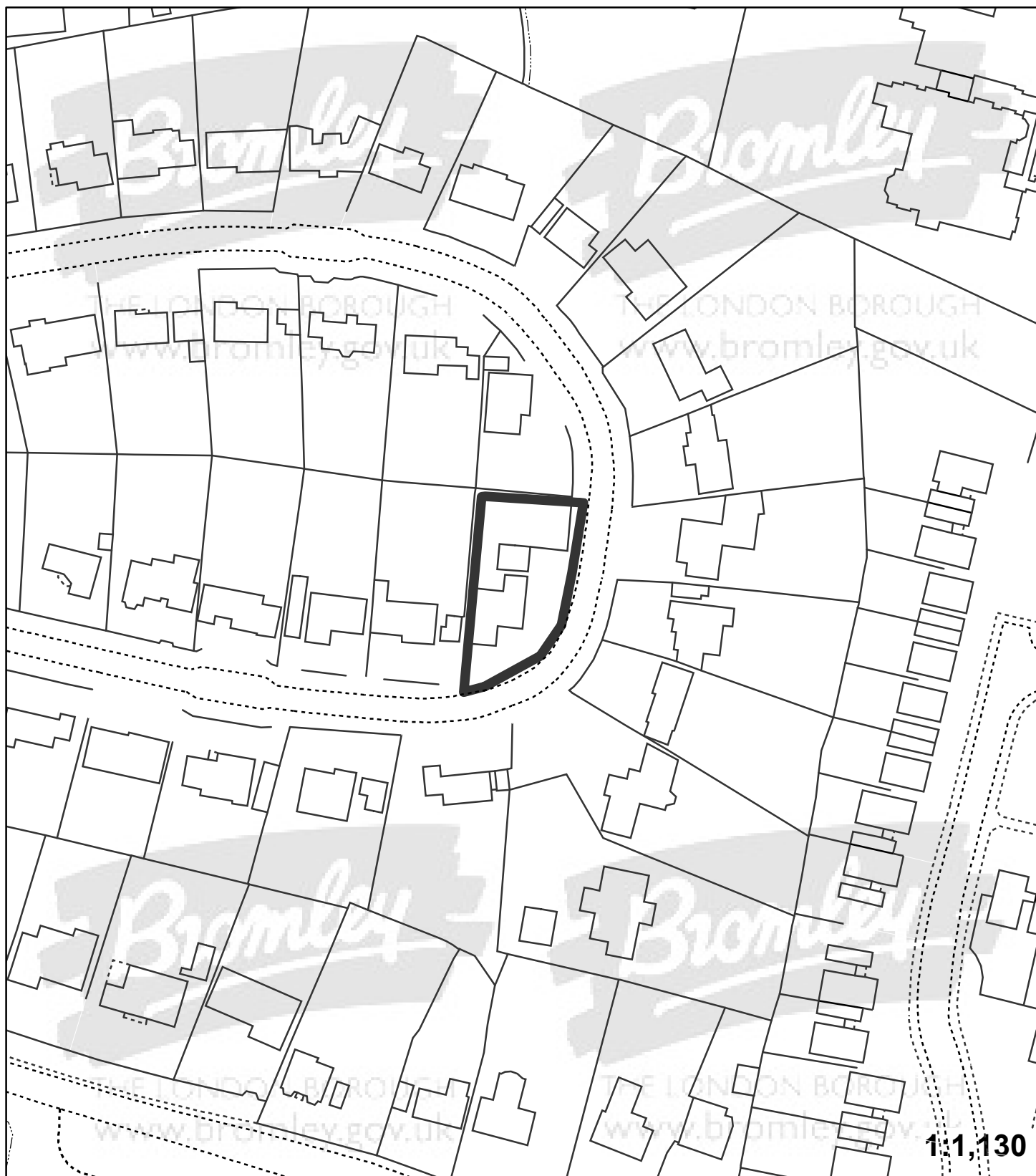
- 4 Before the development hereby permitted is first occupied, the proposed dormer window in the west flank roof slope shall be obscure glazed and non-opening below 1.7m from first floor level in accordance with details submitted in the application and shall subsequently be permanently retained as such.**

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:16/00068/FULL6

Address: 16 Heathfield Chislehurst BR7 6AE

Proposal: Additional dormer extension to the west elevation



"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 : 16/00244/FULL6

Ward:
Cray Valley West

Address : 15 Sutherland Avenue Petts Wood
Orpington BR5 1QX

OS Grid Ref: E: 545553 N: 167343

Applicant : Mr N Charman

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 9

Proposal

The application seeks permission for a part one/two storey rear extension.

The proposed ground floor part of the extension has a depth of 3.5m from the existing single storey element. It would have a width of 4m with a maximum height of 3.8m and eaves height of 3m. The first floor element has a depth of 3.7m from the existing first floor rear projection and would square of the property to the rear at first floor level.

Location

The application site is a two storey detached dwelling located on the western side of Sutherland Avenue, close to the junction with Elysian Avenue. The site is not located within a conservation area, nor is it listed.

Consultations

Comments from Local Residents

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning History

The application site has been the subject of the following previous applications;

- o 82/612 - Single storey front / rear extension - Permitted 20.05.82
- o 09/01881/FULL6 - Part one/two storey side and first floor front extensions - Permitted 25.08.2009.
- o 15/04316/FULL6 - Part one/two storey rear extension, alterations to roof to form habitable accommodation including side dormer and juliet balcony to rear. - Refused 19.11.2015

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.

The part one/two storey rear extension would project 3.5m rearwards with a width of 4m at ground floor level, and 3.7m rearwards with a width of 3.5m at first floor level. The flank elevation would contain two windows at ground floor level and the roof would include one rooflight. The materials proposed would match the existing dwelling.

The application site was recently the subject of a similar application for a part one/two storey rear extension, alterations to roof to form habitable accommodation including side dormer and Juliet balcony to rear. The application ref: 15/04316 was refused on the following grounds;

1. The proposal did not comply with the Council's requirement for a minimum 1 metre side space to be maintained, contrary to Policy H9 of the UDP.
2. Its excessive bulk and design would result in an over dominant and incongruous addition to the host dwelling, harmful to the character and appearance of the host dwelling and the character of the area.
3. The proposed windows and Juliet balcony located on the second floor rear elevation would result in an overly dominant and unacceptable design detrimental to the appearance of the host dwelling and leading to a perceived overlooking and loss of privacy to neighbouring properties.

The current application has removed the roof alterations, side dormer and Juliet balcony from the application and this has significantly reduced the bulk of the scheme. The addition of the part one/two storey element only is not considered to result in a bulky or incongruous addition to the host dwelling.

The amended scheme would also significantly reduce the opportunity for overlooking given the removal of the Juliet balcony and windows in the roof space. The part one/two storey extension would have two windows in the flank elevation at ground floor level however this is unlikely to result in a significant loss of privacy to warrant a refusal. The flank elevation would have no windows at first floor level and a condition will be added to prevent any windows being added to the first floor flank elevation in order to protect the privacy of the adjoining neighbour. The proposal also includes the addition of a window in the existing first floor flank elevation, however this would be obscure glazed.

On balance, it is therefore considered that the proposed extension is unlikely to result in a significant increase in bulk to the host dwelling, or cause any significant loss of privacy to neighbours. Given the above, the current scheme is considered sufficient to overcome the second and third refusal grounds.

With regards to the first refusal ground, Policy H9 states that a space of 1 metre should be retained for the entire height and length of a proposed flank elevation of two or more stories in height. The proposed extension is identical to that previously proposed, and would provide a minimum side space of 0.96m from the flank boundary. The proposal would therefore still be contrary to Policy H9.

The proposed extension would not project any closer to the boundary than the existing flank wall. Further to this the first floor element would be set in approximately 1.46m from the boundary. In this case whilst Policy H9 would therefore not strictly be adhered to it is not considered that the extension would result in a cramped appearance or unrelated terracing from occurring, particularly given that the significant bulk of the previously proposed roof alterations are not included within this application.

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

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.

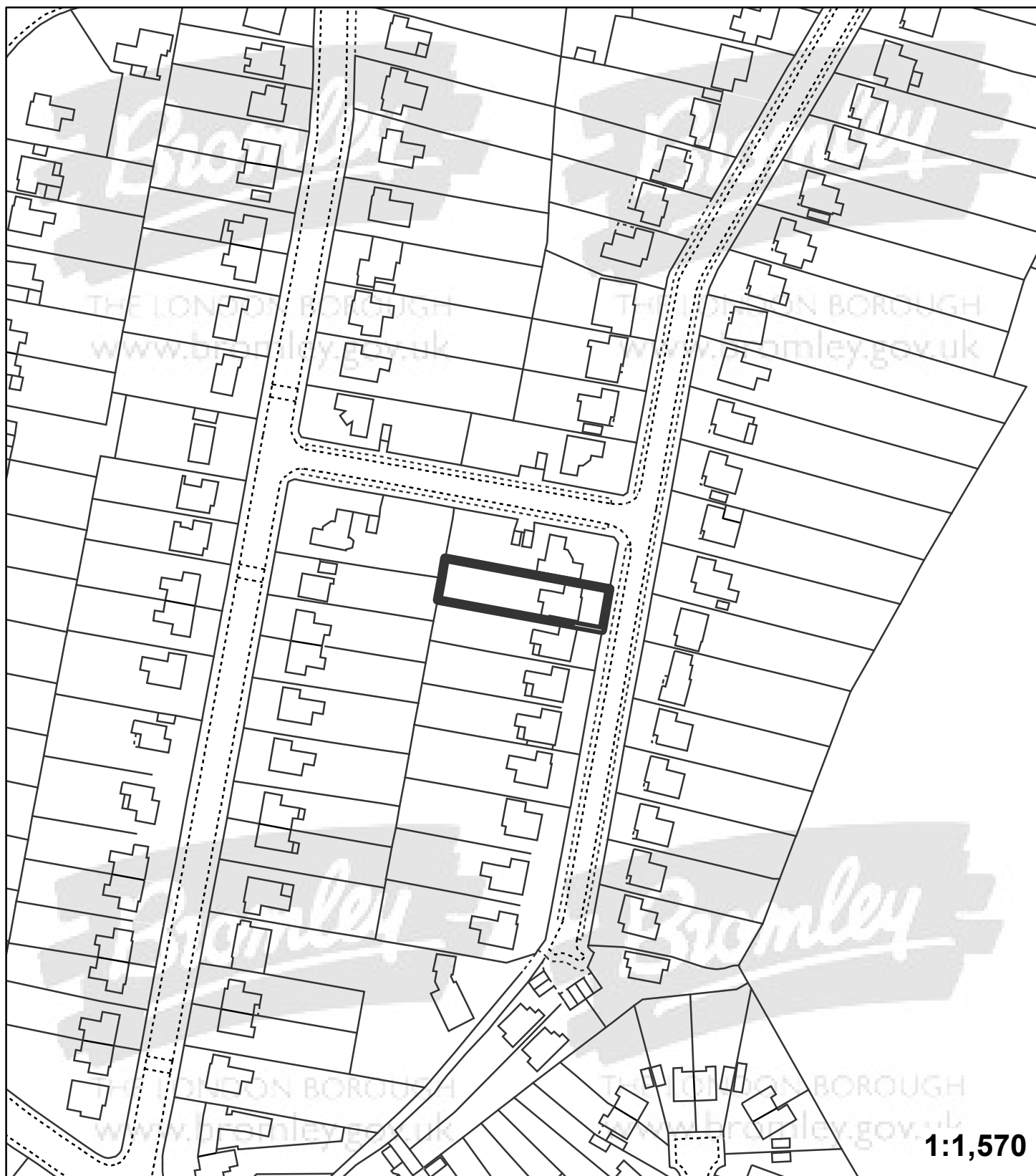
- 4 No windows or doors shall at any time be inserted in the first floor flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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

Application:16/00244/FULL6

Address: 15 Sutherland Avenue Petts Wood Orpington BR5 1QX

Proposal: Part one/two storey rear extension



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

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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 16/00428/FULL6

Ward:
Hayes And Coney Hall

Address : 8 Robins Grove West Wickham BR4
9DH

OS Grid Ref: E: 540304 N: 165055

Applicant : Mr Francis Gallagher

Objections : NO

Description of Development:

Single storey side/rear and first floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

The application seeks planning permission for a first floor side extension to be located over an existing single storey side projection to the northern side of the property. It will have a hipped roof to the same ridge and eaves height as the existing roof to the southern side of the existing front gable-ended roof. The extension will provide a new bedroom with en-suite, bathroom and office room. A small section to the side and rear at ground floor between the main dwelling and the existing side projection will be infilled to provide a lobby and facilitate the structure of the extension above.

Location

The application site comprises a two storey detached dwellinghouse located on Robins Grove, West Wickham. Robins Grove is a residential cul-de-sac comprising of 8 houses. No. 8 lies at the end of the cul-de-sac and benefits from a large splayed plot which widens towards the rear. The property does not lie within any area of special designation.

Consultations

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

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

Comments from Consultees

There were no internal or external consultees.

Planning Considerations

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

Unitary Development Plan

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance

Unitary Development Plan:

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

Planning History

Under ref: 67/00883 outline planning permission was granted for a detached bungalow and garage.

Conclusions

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

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

Policy H9 of the UDP relates specifically to side space and seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties for development, including residential extensions, of two storeys or more. The proposed first floor extension will be located above an existing side projection and as such one of the flank walls of the extension will project along the northern side boundary shared with no. 7. No windows are proposed in this side elevation and the roof lights would be at a height that would not give rise to overlooking.

The neighbouring dwelling at no. 7 is located towards the rear of its plot, which lies on a hill, and as such is sited much higher than no. 8. Therefore, the extension will lie along part of the sloped driveway which leads to no. 8 and would be some distance from and much lower than no. 7. No. 6 which lies to the other side of this driveway also sits much further back from the highway and at a higher elevation. As such, whilst the proposed extension will extend at two storeys along the boundary, it will not result in a cramped appearance within the streetscene, nor impact significantly on the amenities of the neighbouring properties and as such would be compliant with the objectives that policy H9 seeks to achieve.

The extension is of an unusual shape, but follows the footprint of the existing single storey structure. The existing roof profile of the dwelling comprises a front gable end within the centre of the property and a hipped roof with side end above the existing two storey projection to the south. The proposed extension which will extend to the northern side will have a fully hipped roof which will help reduce the bulk of the extension to this side of the property, but will have an eaves and ridge height to match the roof above the southern two storey projection which will complement the existing dwelling. It has been designed to match the style and materials of the existing dwelling and the proposed windows in the front and rear are of a similar style and proportionate to the existing windows within the dwelling.

Taking the above all into account, the siting, size and design of the proposed extension is considered to be acceptable, and would not result in any significant harm to the character and appearance of the host dwelling or area in general nor the amenities of the host or neighbouring properties. Accordingly, the extension is considered to comply with the aims and objectives of Policies BE1, H8 and H9 of the UDP.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 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.

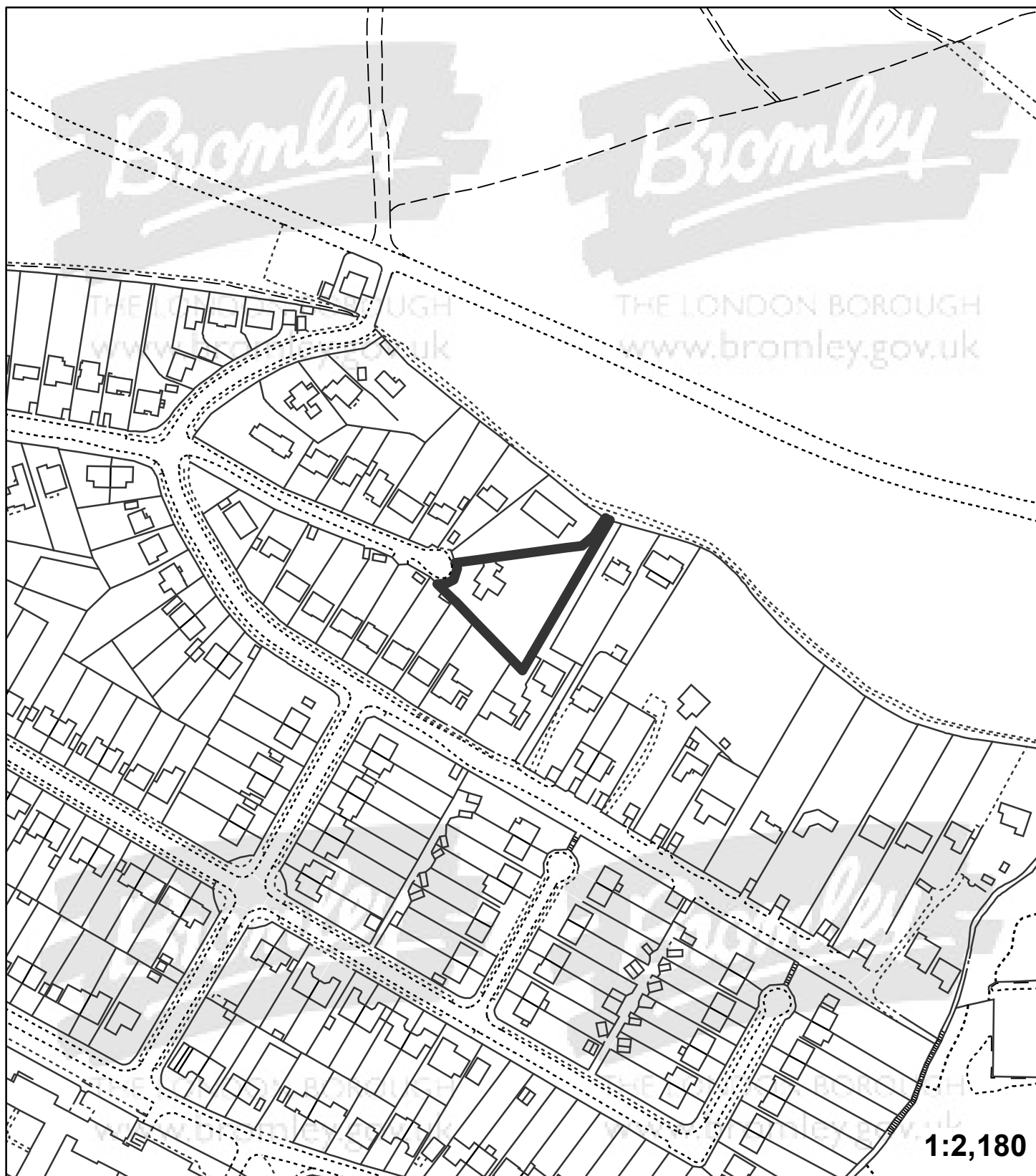
4 No windows or doors shall at any time be inserted in the northern flank elevations of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

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: 16/00428/FULL6

Address: 8 Robins Grove West Wickham BR4 9DH

Proposal: Single storey side/rear and first floor side extension



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"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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