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DATE: 17 October 2017

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

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

A meeting of the Plans Sub-Committee No. 3 will be held at Bromley Civic Centre on
THURSDAY 26 OCTOBER 2017 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 31 AUGUST 2017**
(Pages 1 - 14)
- 4 **PLANNING APPLICATIONS**

SECTION 1

(Applications submitted by the London Borough of Bromley)

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

SECTION 2

(Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Bromley Common and Keston	15 - 20	(17/03204/FULL6) - Woodside, Barnet Wood Road, Hayes, Bromley, BR2 8HJ
4.2	Bromley Common and Keston	21 - 26	(17/03391/PLUD) - 2 Barnet Wood Road Hayes Bromley BR2 8HJ

SECTION 3

(Applications recommended for permission, approval or consent)

Report No.	Ward	Page No.	Application Number and Address
4.3	Chislehurst	27 - 32	(17/01880/FULL6) - 32 Highfield Road, Chislehurst, BR7 6QZ
4.4	Bromley Town	33 - 38	(17/02261/FULL1) - 2A Shortlands Gardens, Bromley, BR2 0EA
4.5	Petts Wood and Knoll Conservation Area	39 - 46	(17/02535/RECON) - 10 Wood Ride, Petts Wood, Orpington, BR5 1PX

4.6	Crystal Palace	47 - 64	(17/02975/FULL1) - 122 Anerley Road, Penge, SE20 8DL.
4.7	Chislehurst	65 - 70	(17/03002/FULL6) - 5 Greenway, Chislehurst, BR7 6JQ
4.8	Petts Wood and Knoll	71 - 78	(17/03501/FULL6) - 82 Lynwood Grove, Orpington, BR6 0BH
4.9	Shortlands	79 - 86	(17/03755/FULL6) - 78 Kingswood Avenue, Shortlands, Bromley, BR2 0NP.
4.10	Hayes and Coney Hall	87 - 94	(17/03904/FULL1) - 89A Hayes Lane, Hayes, Bromley, BR2 9EF
4.11	Hayes and Coney Hall	95 - 102	(17/03938/FULL1) - 14 Kechill Gardens, Bromley Hayes, BR2 7NQ

SECTION 4

(Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page No.	Application Number and Address
4.12	Kelsey and Eden Park	103 - 110	(17/02050/FULL6) - 25 Bucknall Way, Beckenham BR3 3XL

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
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PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 31 August 2017

Present:

Councillors Kevin Brooks, Alan Collins, Robert Evans, Samaris Huntington-Thresher, William Huntington-Thresher, Charles Joel, Alexa Michael, Keith Onslow and Colin Smith

Also Present:

Councillors Julian Benington, Russell Mellor and Angela Wilkins

5 APPOINTMENT OF CHAIRMAN

Councillor Charles Joel was nominated and took the Chair.

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Katy Boughey and Douglas Auld and Councillors Keith Onslow and Robert Evans attended as their substitutes.

7 DECLARATIONS OF INTEREST

Councillor Keith Onslow declared a non-pecuniary interest in Item 5.16 as he was acquainted with a couple of the local residents.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 6 JULY 2017

RESOLVED that the Minutes of the meeting held on 6 July 2017 be confirmed and signed as a correct record.

9 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

9.1 CRYSTAL PALACE

(16/02117/COND12) - Orchard Lodge, 107 William Booth Road, Penge, London, SE20 8BG

Description of application – Details of conditions submitted in relation to planning permission ref: 16/02117/FULL1 Condition 4 - Construction Management Plan.

Oral representations from Ward Member, Councillor Angela Wilkins were received at the meeting. She reported that the developer continued to work outside the permitted working hours which impacted on residential amenity and parking for James Dixon Primary School.

Councillor Kevin Brooks commented that numerous complaints had been received although the Chief Planner's report stated that no objections to the application had been received.

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

1. The proposed increase in hours of operation would be seriously detrimental to the amenities that surrounding residents might reasonably expect to be able to continue to enjoy by reason of noise and general disturbance, contrary to Policy BE1 of the Unitary Development Plan (2006).

9.2 KELSEY AND EDEN PARK

(17/02002/FULL1) - 21 Langley Road, Beckenham BR3 4AE

Description of application – The demolition of the existing garage and the construction of a part one/two-storey side/rear extension to create a new 1 bedroom dwelling.

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

It was reported that an email from the agent had been received with confirmation of compliance with building regulations.

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 two further conditions and two informatives to read:-

“11. Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

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.

12. The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be permanently retained thereafter.

REASON: To comply with Policy 3.8 of the London Plan and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

INFORMATIVE 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.

INFORMATIVE 2: Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development.”

9.3 BICKLEY

(17/02274/B8RES) - 53 Liddon Road, Bromley BR1 2SR

Description of application – Change of use from Class B8 (storage and distribution) to Class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO).

On page 23 of the Chief Planner's report the first paragraph under the heading, 'Proposal' was amended to read, "The proposal seeks change of use from Class B8 (storage and distribution) to class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road”.

A further letter in support of the application had been received and circulated to Members.

Councillor Colin Smith referred to his knowledge of the local area and to the cumulative parking stress for

local residents and emphasised that housing suitable for families was required rather than one bedroom units. Following discussion Members preferred the site be retained for business purposes. However it was confirmed that it was a non-designated site under the Draft Local Plan. The Chief Planner's representative reminded Members of the criteria to take into consideration in the determination of the application.

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

1. The proposal would result in increased parking pressure on roads where parking is already very limited and in an area of poor public transport access, detrimental to the amenities of the area contrary to the objectives of the Transport chapter of the Unitary Development Plan, Policies T3 and T18 of Unitary Development Plan, the National Planning Framework and Draft Local Plan Policy 30. The proposal is therefore not considered to comply with Class P of the General Permitted Development Order (2015) as amended.

9.4 BROMLEY COMMON AND KESTON

(17/02603/TPO) - Street Record, Brockdene Drive, Keston

Description of application - T1 Laurel adjacent to entrance gate - Prune back north and west lateral branches to improve access. G2 Line of Cypress along north and west boundaries - Fell all trees marked with pink dots (retaining two on west boundary and four on north boundary) and reduce remaining trees in height and spread by up to 1m. G3 Three Sycamores in north-west corner - Fell to near ground level. G4 Four semi-mature Sycamores on south side of fence - Fell to near ground level. T5 Oak (dead) - Dismantle to near ground level. T6 Holly - Fell to near ground level. G7 Multi stemmed Laurel and Holly - Fell to near ground level. T8 Field Maple - Crown lift east side up to 2.5m.
SUBJECT TO TPO 36 (A2).

Oral representations in objection to the application were received were received at the meeting. Representations from the objector had been received and circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that a SPLIT**

DECISION BE GRANTED as recommended in the report of the Chief Planner as follows:-

1. CONSENT IN PART WAS AUTHORISED FOR T6, HOLLY, TO BE FELLED TO NEAR GROUND LEVEL AND G7, MULTI STEMMED HOLLY, ALSO TO BE FELLED TO NEAR GROUND LEVEL, subject to the conditions and informatives set out in the report of the Chief Planner.

2. CONSENT WAS REFUSED FOR G3, THREE SYCAMORES IN NORTH-WEST CORNER, TO BE FELLED TO NEAR GROUND LEVEL AND G4, FOUR SEMI-MATURE SYCAMORES ON SOUTH SIDE OF FENCE, TO BE FELLED TO NEAR GROUND LEVEL for the reason set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

9.5 CHISLEHURST CONSERVATION AREA

(17/02172/FULL6) - 3 Sturges Field, Chislehurst, BR7 6LG

Description of application – Single storey rear extension, alterations to side dormers and dormer to the rear.

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.

9.6 BIGGIN HILL

(17/02291/FULL1) - 136 Main Road, Biggin Hill TN16 3BA

Description of application – Demolition of existing building and erection of part two/three storey building comprising 2 Class A1 retail units on ground floor and 1 two bedroom and 6 one bedroom flats on first and second floors, with front and rear balconies, 9 car parking spaces, amendments to access road, provision of refuse and cycle stores, and landscaping.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Julian Benington 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 informative set out in the report of the Chief Planner with a further informative to read:-

“INFORMATIVE 2: You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk.”

9.7
ORPINGTON

(17/02330/FULL1) - 173-175 High Street, Orpington, BR6 0LW

Description of application - Demolition of existing building, and erection of a 4 storey building with retail on ground floor, with 8 residential units above.

It was reported that the first paragraph on page 61 should be deleted.

A late representation had been received and circulated to Members.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with amendments to Conditions 4 and 8

and a further condition and informative to read:-

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

REASON: To ensure satisfactory surface water drainage provision.

8. Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons entitled to a blue badge, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

REASON: 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.

12. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to 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. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

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

INFORMATIVE 3: You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email address.management@bromley.gov.uk regarding Street Naming and Numbering."

**9.8
CRAY VALLEY WEST**

(17/02408/FULL6) - 26 Palewell Close, Orpington, BR5 3BX

Description of application – Two storey 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.

**9.9
BROMLEY TOWN
CONSERVATION AREA**

(17/02418/FULL1) - 15 Bromley Common, Bromley BR2 9LS.

Description of application – Construction of a two storey plus basement rear extension to the existing building to create 7 additional flats comprising 3 two bedroom, 4 one bedroom flats within the extended sections of the building in connection with revised flat layouts in the existing section of the building. Provision of front parking with in/out access, amenity space, refuse and cycle storage and associated landscaping.

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

The Chairman and Councillor Michael supported the application.

During the debate Councillor Smith raised a policy issue with regard to traffic and parking and the Chief

Planner's representative undertook to refer it to Development Control Committee.

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.

**9.10
PENGE AND CATOR
CONSERVATION AREA**

**(17/02608/FULL6) - 26 Kings Hall Road,
Beckenham, BR3 1LU**

Description of application – Single storey rear extension.

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.

**9.11
COPERS COPE**

**(17/02615/FULL6) - 3 Olyffe Drive, Beckenham,
BR3 5HF.**

Description of application – Single storey rear extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting and he sought deferment for a reduction in depth of the proposed extension.

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.

**9.12
CLOCK HOUSE**

**(17/02634/RECON) - Stewart Fleming School,
Witham Road, Penge, SE20 7YB.**

Description of application – Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 15/02597/FULL1 for part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE to 3FE to allow for minor alterations to the proposed external elevations and to allow for a phased approach to

completing the development.

Councillor Brooks reported that Councillors Vanessa Allen and Ian Dunn, Members for Clock House Ward, supported the application.

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

**9.13
CLOCK HOUSE**

**(17/02746/RECON) - Stewart Fleming School,
Witham Road, Penge, SE20 7YB.**

Description of application – Retention of temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps for a further 2 year period.

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.

**9.14
MOTTINGHAM AND
CHISLEHURST NORTH**

**(17/02765/FULL6) - 69 Ravensworth Road,
Mottingham, SE9 4LX**

Description of application – Part one/two storey side/rear extension, porch canopy and rooflights.

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.

**9.15
BROMLEY TOWN**

**(17/02996/RECON) - Horizon House, 26 Langdon
Road, Bromley BR2 9JS**

Description of application – Variation of Conditions 98 and 99 of application reference 90/03188 which currently restrict the D1 use to Monday to Friday 9am-5pm except on two weekday evenings per week where the use can extend until not later than 9pm, and not before 10am and after 3pm on Saturdays and Sundays. The application seeks to vary the conditions to allow the use to operate Monday to Friday 7.30am to 6.30pm only.

It was reported that the Ward Members, Councillors Nicky Dykes, Will Harmer Michael Rutherford and Early Years supported the application and further letters of support had been received.

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

“2. The children attending the day nursery/play group shall be between the ages of 4 months and 5 years and not more than 60 children shall be accommodated at any one time.

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

**9.16
PENGE AND CATOR**

**(17/03050/RECON) - 213 Kings Hall Road,
Beckenham, BR3 1LL.**

Description of application – Variation of condition 4 of outline permission ref. 15/04458 allowed at appeal for the introduction of access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping to allow the removal of drawing 13121/C402C - Proposed sketch elevations from the list of drawings with which the development must accord.

Oral representations in objection to and in support of the application were received at the meeting. A further objection from the neighbouring residents had been received and circulated to Members.

Members’ preference was to have considered this application in parallel with a detailed design and appearance application and following discussion, and on Councillor Smith’s request, the Legal Representative gave advice and referred Members to paragraph 9 on page 130 and paragraph 6 on page 131 of the Chief Planner’s report.

Councillor Michael objected to the application and was of the opinion that the Planning Inspector had attached the condition to the permission to protect and preserve residential amenity and Councillors Evans and William Huntington-Thresher also objected and agreed that the Inspector had specifically imposed the condition.

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

1. The inclusion of Condition 4 on appeal ref APP/G5180/W/16/3149502 was considered reasonable and necessary in order to protect the

character and appearance of the surrounding area and the amenity of neighbouring residents. Accordingly, the variation of the condition would be contrary to Policy BE1 of the Unitary Development Plan.

**9.17
CHISLEHURST
CONSERVATION AREA**

(17/03076/OUT) - Kemnal Stables, Kemnal Road, Chislehurst, BR7 6LT

Description of application – Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4 bedroom house, 2 no. 2 bedroom and 5 1 bedroom dwellings with communal parking and private terraces.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**9.18
CHELSFIELD AND PRATTS
BOTTOM**

(17/02381/FULL1) - 62 Windsor Drive, Orpington, BR6 6HD.

Description of application - Retention of modular buildings in revised location.

An email from the architect had been received and circulated to Members and a further email in support of the application had been received.

Ward Member, Councillor Samaris Huntington-Thresher, referred to the planning and enforcement history of the site being a doctors' surgery. Some adjustments to the modular building had been made and she said there was a need for it to be retained due to its increased use. The application was supported by many local residents and, in her opinion, special circumstances should be considered. Councillor Huntington-Thresher requested a deferment, without prejudice, to seek further amendments and for the application to be considered in Section 2 of the agenda at a future Plans Sub-Committee and that if a future permission were given, it should be specific to the surgery and, if the site reversed to residential use, enforcement action should be taken for the removal of the modular building.

Ward Member, Keith Onslow, said that both he and Councillor Lydia Buttinger strongly supported the application.

Councillor Evans agreed the surgery was required by the local residents but objected to the application being contrary to Unitary Development Plan policy.

Members having considered the report and objections, **RESOLVED that the application be DEFERRED**, without prejudice to any future decision, **TO INVITE THE APPLICANT TO PUT FORWARD DESIGN IMPROVEMENTS**, and for the application to be considered on Section 2 of the agenda of a future meeting of the Plans Sub-Committee.

**9.19
BROMLEY TOWN
CONSERVATION AREA**

(17/03220/ADV) - 151 - 153 High Street Bromley, BR1 1JD

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that the Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

**9.20
BROMLEY TOWN
CONSERVATION AREA**

(17/03229/ADV) - Freestanding Advertisement Outside 29 Market Square, Bromley.

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

Planner.

**9.21
BROMLEY TOWN
CONSERVATION AREA**

(17/03239/ADV) - Land Fronting 125-127 High Street, Bromley.

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

**9.22
BROMLEY TOWN
CONSERVATION AREA**

(17/03241/ADV) - 139 -141 High Street Bromley, BR1 1JD

Description of application – Freestanding internally illuminated double sided digital display (advertising) unit.

It was reported that further objections to the application had been received and that Ward Members, Councillors Nicky Dykes, Will Harmer and Michael Rutherford objected to the application. It was also reported that the Chairman of Renewal and Recreation Policy, Development and Scrutiny Committee objected to the application and preferred advertising to be reconsidered when the pedestrian improvements had been completed.

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

The Meeting ended at 9.25 pm

Chairman

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SECTION '2' – Applications meriting special consideration

Application No : 17/03204/FULL6

Ward:
Bromley Common And
Keston

Address : Woodside Barnet Wood Road Hayes
Bromley BR2 8HJ

OS Grid Ref: E: 541817 N: 165592

Applicant : Mrs Lorraine Fort

Objections : YES

Description of Development:

Enlarge existing porch with wheelchair ramp to improve accessibility

Key designations:

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

Proposal

The application proposes an infill to an existing porch area, create a porch canopy and a disabled ramp make the property accessible via a wheelchair.

The application site hosts a two storey detached dwelling on the Southern side of Elmerside Road, Beckenham.

Consultations

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
G1 Green Belt
G4 Dwellings in the Green Belt or on MOL

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Policy 6 Housing Design
Policy 37 General Design of Development
Policy 49 The Green Belt
Policy 51 Dwellings in the Green Belt or on MOL

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

SPG No1 - General Design Principles
SPG No2 - Residential Design Guidance

Planning History

94/01377/FUL; Addition of first floor to bungalow; Permitted

94/02370/FUL; Two storey detached house; Permitted

94/02948/FUL; Single storey side extension for double garage; Refused

95/00402/FUL; Single storey side extension for double garage; Permitted

00/00847/FULL1; Front porch and single storey side and rear extensions; Refused

00/02233/FULL1; Front porch and single storey side and rear extension; Refused

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 and the impact on the Green Belt.

Design

The properties on this part of the road are set back significantly from the highway however tend to have open plan frontages and as such any extensions to the front would be highly visible.

The design of the front porch would be sympathetic to the existing porch area and would replicate the existing roof profile. The materials used would also so far as practicable match the existing and this would help to maintain the character and appearance of both the host dwelling and the street scene.

Residential Amenity and Impact on Adjoining Properties

The porch is very small creating only around 8m² additional floor space, as such it is considered that there would be no impact on the adjoining properties in terms of their outlook and amenity, especially given the distance between the properties on this stretch of the road.

Green Belt

The property at present is a replacement dwelling which was approved under reference 94/02370 and it is clear that several alterations have been made to the property since this, some of which we do not have record of. It is estimated therefore that since the replacement dwelling was built an additional 73m² have been added to the property giving a percentage increase of 32%, the provision of the front porch would therefore create a total percentage increase of approximately 35.5%.

Part (i) of policy G4 states that extensions will only be permitted if the net increase is no more than 10%, whilst it is considered that the addition of a porch at the front would meet the other needs of Policy G4 in that the extension would not harm the visual amenities or the open and rural character of the locality nor would it result in significant detrimental change in the overall form, bulk or character of the original dwelling house, it is significantly over the permissible 10% and therefore it is considered that the extension would be inappropriate development in the Green Belt. This would accord with the National Planning Policy Framework.

Whilst it is noted that the applicant has provided details relating to the disabilities of the occupiers of the house and the need for the extension these do not constitute very special circumstances and therefore the application should be refused.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would constitute inappropriate development in the Green Belt.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/03204 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

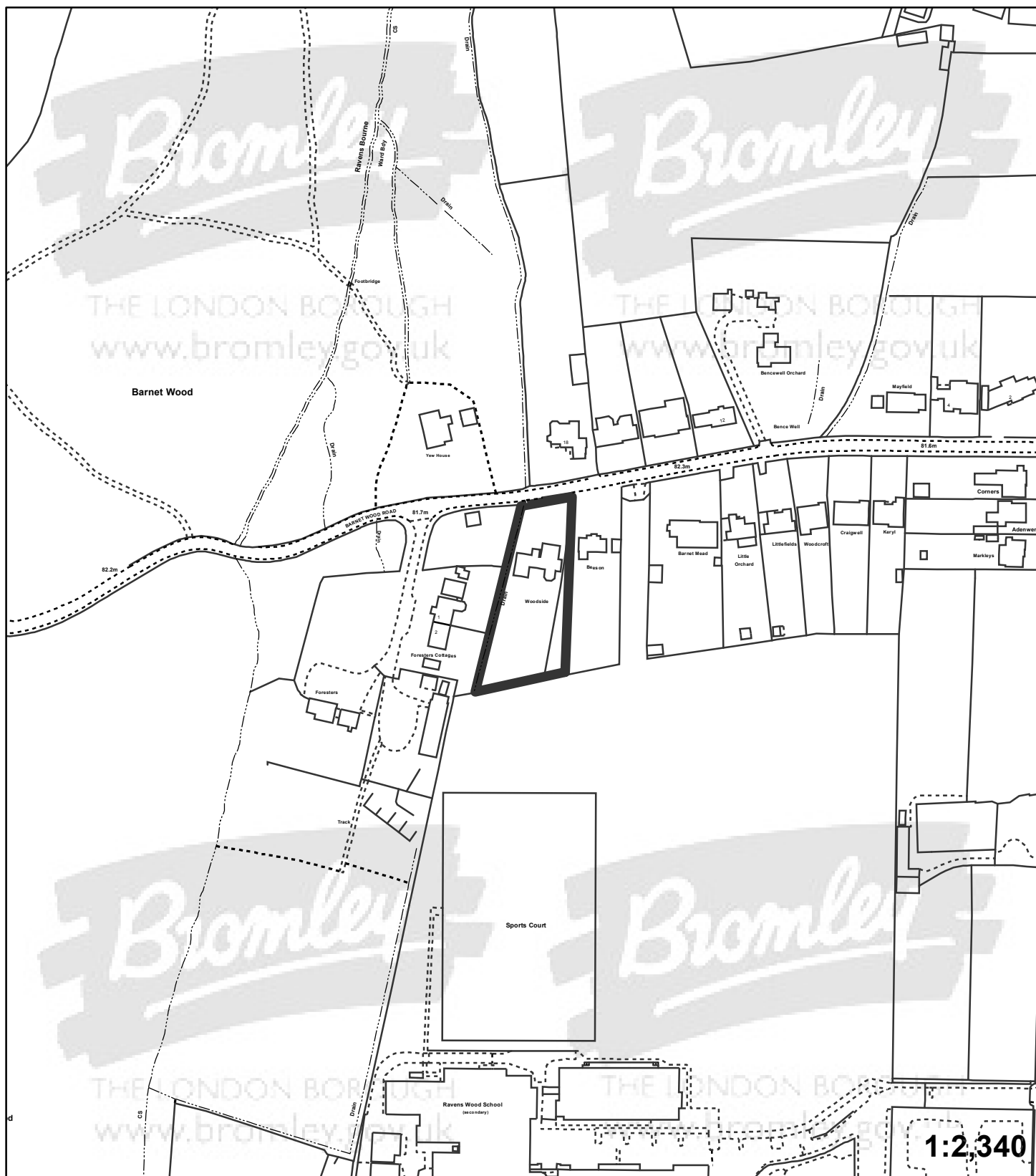
- 1 The proposed extension would constitute inappropriate development in the Green Belt and be contrary to Policy G4 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt.**

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Application:17/03204/FULL6

Address: Woodside Barnet Wood Road Hayes Bromley BR2 8HJ

Proposal: Enlarge existing porch with wheelchair ramp to improve accessibility



"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 : 17/03391/PLUD

Ward:
Bromley Common And
Keston

Address : 2 Barnet Wood Road Hayes Bromley
BR2 8HJ

OS Grid Ref: E: 542019 N: 165662

Applicant : Mr Singh

Objections : NO

Description of Development:

Detached garden unit at the rear of the property for games room/bar and lounge area

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

Key designations:

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

Proposal

The application seeks a lawful development certificate for a proposed detached garden unit at the rear of the property for games room/bar and lounge area.

An additional supporting statement with regards to the use of the building was submitted on 09.10.17 indicating that the building will be used solely as a games, gym, play, bar room for leisure activities only, and that it will be for entertaining the family and friends of the owners of the property.

The applicant has stated that they feel that the new building is a reasonable size in comparison to the size of the existing house and the size land of which it sits in, and that the games room facilities cannot be used in the main part of the existing house, so there needs to be this extra building to accommodate and enjoy such activities.

Location and Key Constraints

The application site comprises a two storey detached dwellinghouse located on the northern side of Barnet Wood Road, Hayes, Bromley. The property is located within Green Belt land, but does not within a conservation area and is not listed.

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.

Planning Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and specifically whether any limitations/conditions of the Order are infringed.

Planning History

The planning history of the site is summarised as follows:

Under ref: 69/02131 planning permission was granted for the extension to the existing garage.

Under ref: 82/02908 planning permission was granted for a two storey rear extension.

Under ref: 02/03507/FULL1 planning permission was granted for a two storey side extension.

Under ref: 15/00903/FULL6, planning permission was refused for a Part one/two storey rear extension, single storey side and single storey front extensions and open porch at front.

Under ref: 17/01633/ELUD, a lawful development certificate was granted for an existing single storey side extensions for use as garage, store room, utility room/boiler room and annexe/gym.

Conclusions

The application requires the Council to consider whether the proposal would comply with the limitations/conditions of Class E (a) of the GPDO which relates to the provision within the curtilage of the dwellinghouse of any building or enclosure for a purpose incidental to the enjoyment of the dwellinghouse.

The single storey detached outbuilding would comply with Class E.1 of the legislation with regards to the following;

- o The property is a single dwellinghouse and has not benefitted from any change of use under class M, N, P or Q.
- o As a result of the works, the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would not exceed 50%

- of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- o No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
 - o The building would not have more than one storey.
 - o The building would be 4 metres in height and have a dual-pitched roof, and be situated at least 2 metres from each boundary.
 - o The height of the eaves of the building would not exceed 2.5 metres.
 - o The building would not be situated within the curtilage of a listed building.
 - o The building does not include the construction or provision of a veranda, balcony or raised platform
 - o The building would not relate to a dwelling, in that it would be an outbuilding, and will not have a microwave antenna.

In addition to the above, Class E makes clear that the building must be used as incidental to the enjoyment of the main dwellinghouse.

The proposal would be substantial in size and scale covering an area of 64sqm. Although the size of the outbuilding in isolation cannot be used as a conclusive reason to refuse a Certificate, the Council must assess the proposal as a matter of fact and degree. The Council must ask the question as to whether the proposed building is genuinely and reasonably required or necessary in order to accommodate the proposed use or activity and thus achieve that purpose whilst remaining incidental to the enjoyment of the dwelling.

It is a matter for the applicant to demonstrate what incidental purposes they intend to enjoy and the reasonable requirement for such a large building. The submitted drawing indicates that the building will be used as a games area, bar area and lounge area. In addition, the supporting statement received 09.10.17 also indicates use as a gym and play room, as well as bar and games room. The applicant states that the outbuilding will be for leisure activities only which cannot be accommodated within the main dwelling. The building does include a bathroom.

The Permitted development rights for householders Technical Guidance document states that Class E allows, "subject to the conditions and limitations below, a large range of other buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking as long as they can be properly be described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation nor the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen."

The proposed building would provide very spacious accommodation. The applicant states that they cannot provide the leisure uses within the main dwelling. However, there is little justification provided as to why it is reasonably required to provide such a large space within the rear of the garden, some 24m from the rear of the main dwelling, for a combined games room, gym, bar, play room and lounge with bathroom. It is considered that the space given over to these uses are somewhat over-generous, and significantly greater than might reasonably be required.

Furthermore, given the size of the main house, uses such as a play/games room and lounge, may be seen as primary living accommodation which could be accommodated within the main dwelling, and would not be seen as incidental to enjoyment of the dwellinghouse.

Therefore, it has not been adequately demonstrated that the amount of space provided, and intended uses, are reasonably required and that the uses could reasonably be accommodated in rooms of more modest proportions. Therefore, it is considered that the size of the proposed building is an indicator that its uses are unlikely to be ancillary or subordinate to the main use of the building as a dwellinghouse.

Taking the above into account, it is considered that the proposed building would not be incidental to the enjoyment of the main dwellinghouse, and furthermore that the uses proposed do not reasonably require a building of the size and scale proposed. Therefore the Council considers it reasonable in this case that the proposed outbuilding would not comply with Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore the Certificate should be refused.

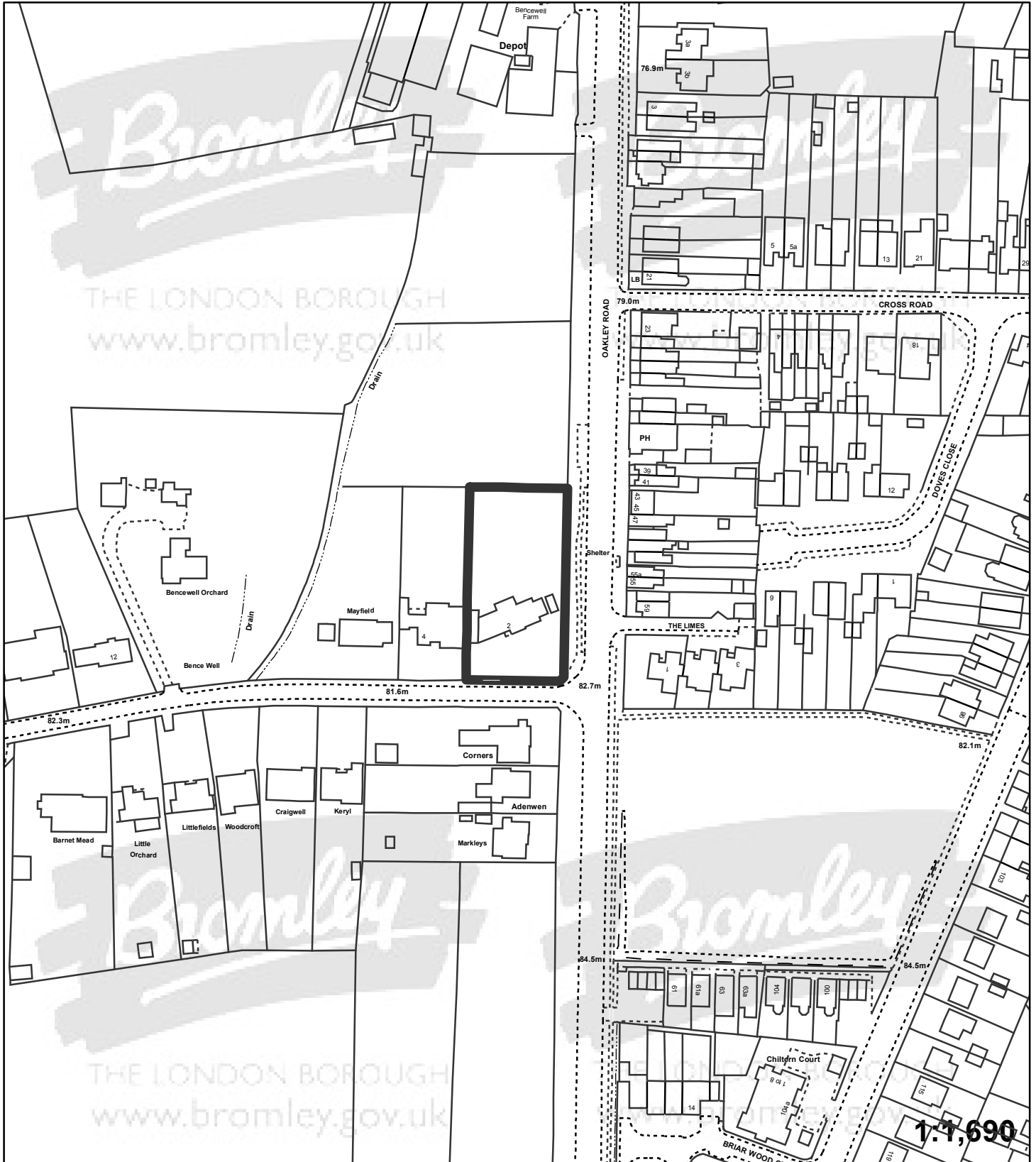
RECOMMENDATION: CERTIFICATE BE REFUSED

- 1 The proposal, as submitted, would not constitute permitted development under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed outbuilding would be excessive in size and the uses proposed would not be incidental to the enjoyment of the main dwellinghouse.**

Application:17/03391/PLUD

Address: 2 Barnet Wood Road Hayes Bromley BR2 8HJ

Proposal: Detached garden unit at the rear of the property for games room/bar and lounge area
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)



"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 : 17/01880/FULL6

Ward:
Chislehurst

Address : 32 Highfield Road Chislehurst BR7 6QZ

OS Grid Ref: E: 545873 N: 168894

Applicant : Mr Thomas Knudsen

Objections : YES

Description of Development:

First floor side and single storey front and rear extensions

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 17

Proposal

The application proposes two single storey front extensions; to the West of the site the extension would have a depth of 1m by a width of 2.1m and a height of 2.8m.

To the East of the site the garage will be replaced by a double garage that would have a maximum width of 6.4m, a minimum width of 3.7m and a depth of 6.9m. It would have an eaves height of 2.4m and a ridge height of 3.5m

The rear extension would have a depth of 6.3m and a width of 8.5m; it would have an eaves height of 2.4m and a ridge height of 3.5m

The first floor side extension would have a width of 3.7m and a depth of 9.2m eaves height of 4.9m and a ridge height of 7.5m.

The application site hosts a two storey semi-detached dwelling on the Southern side of Highfield Road, Chislehurst.

Consultations

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development

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

SPG No1 - General Design Principles
SPG No2 - Residential Design Guidance

Planning History

84/03061/FUL; GARDEN SHED SEMI-DETACHED HOUSE SECTION 32
APPLICATION; Permitted; 10.01.1985

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 adjoining dwelling at number 30 benefits from a rear extension that is approximately 3m in depth, the rear extension nearest this boundary would project 6.3m, therefore a further 3.3m past the rear building line of number 30, it is set in from the boundary slightly and the roof pitches away from the boundary it is therefore considered that on balance this would be acceptable. The dwelling at number 34 projects approximately 3m from the rearmost wall of number 32 and given that the projection at this side would be 4.5m and significantly set in from the boundary this would be considered to be acceptable.

The property currently benefits from a front extension which does not match that of number 30 and as such it is considered that the alterations to the front would in principle have no impact on the character and appearance of the pair of semis. The proposed garage would project 2m past the existing front extension and given that the properties are somewhat set back from the main street and due to matching materials being proposed it is considered that on balance the front extension would not cause any significant harm to the character and appearance of the street scene.

Given the projection of the existing front extension it is considered that the new double garage would have no more significant impact on the adjoining occupiers at number 34 than the existing garage, and it is set significantly away from number 30 to have no impact on this adjoining occupier.

The front extension to the other side of the site has a minimal projection of 1m and as such would have no significant impact on the amenity of adjoining occupiers nor the street scene.

The side extension would be 1m from the side boundary and as such would comply with Policy H9 of the Unitary Development Plan and would reduce the opportunity for unrelated terracing. There is one window in the side elevation which is proposed to be obscure glazed as it serves a bathroom.

The adjoining occupiers of number 34 benefit from two ground floor windows and no first floor windows, it is considered that, especially given the orientation of the properties there would be no significant impact on the outlook, light and amenity of the adjoining occupiers of number 34 in relation to the first floor side extension.

The extension is set away from the boundary with number 30 by 8.5m and as such there would be no significant impact on this adjoining occupier.

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 adjoining residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/01880/FULL6 and any other applications on the site 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.

Application:17/01880/FULL6

Address: 32 Highfield Road Chislehurst BR7 6QZ

Proposal: First floor side and single storey front and rear extensions



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

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Application No : 17/02261/FULL1

Ward:
Bromley Town

Address : 2A Shortlands Gardens Bromley BR2
0EA

OS Grid Ref: E: 539450 N: 169444

Applicant : Mr Ian Coyne

Objections : YES

Description of Development:

The construction of a single-storey side/rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 3

Proposal

Planning permission is sought for a single-storey side/rear extension.

The extension would effectively infill an area to the side /rear of the existing property, built up to the rear wall of No.4 Ravens Gate mews and a small section of the rear wall of No. 5 Ravens Gate Mews.

The extension would be set back from the front wall of the house by 6.2m and would project a depth of 5.27m. There would be a decking area beyond this which would be 2m in depth. The extension would have a maximum height of 2.87m to the eastern elevation (closest to the existing property) and a minimum height of 2.4m on th western elevation, closest to No. 4 Ravens Gate Mews

Location

Ground floor flat of a two storey end of terrace property, located in the south west corner of Shortlands Gardens.

The site is not located within a conservation area and is not listed.

Consultations

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

- Will potential obstruct/restrict access to the rear of properties 3, 4 and 5 Ravens Gate Mews. The access is required for maintenance reasons, guttering, down pipes and general up keep
- The strip of land running between Ravens Gate Mews and Shortlands Gardens appears in plans dated 2007 - 2008 as an access path for other properties in Shortlands Gardens, part of a pathway that ran along the back of the gardens, and is a possible means of escape in case of fire. We are not certain when this residents access path has been incorporated into 2A Shortlands Gardens but building an extension that totally blocks this originally designed pathway is against the original neighbourhood design as laid up by town planners.
- Loss of light to the living spaces of properties in Ravens Gate mews
- Loss of light to bedroom which is situated at the rear and is the only natural source of light to bedroom through two velux windows

Environment Agency - Do not provide bespoke comments on this application but ask to refer to flood risk standing advice when making a decision.

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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 37 General Design of Development

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.

Impact upon character and appearance of the existing property and wiser street scene.

Policy H8 states the design and layout of proposals for the alteration or enlargement of residential properties should have a scale and form that respects or

compliments the host dwelling and be compatible with development in the surrounding area.

The subject site is located in the southern corner of Shortlands Gardens. The proposed extension would be located to the rear of the property and would be set back from the front wall of the house by approximately 6.5m, thereby having no detrimental impact upon the character and appearance of the street scene.

The proposed extension is of a relatively modest size that would relate well to the existing form and design of the original house and the overall scale, mass and design would respect the host dwelling and the character of the wider streetscene.

This element of the proposal would therefore comply with Policies H8, H9 and BE1 of the UDP.

Impact upon neighbouring amenity

There are 6 high level obscure glazed windows located on the boundary serving the rear of properties in Ravens Gate Mews. Four of these windows, where the extension would be located on the boundary, serve the kitchen/dining area of NO.4 Ravens Gate Mews. Whilst it is acknowledged that these are the only windows serving the rear of the property at ground floor level, the proposed extension would be set below the windows, thereby not affecting daylight and sunlight. Furthermore, given these windows are obscure glazed and high level in any case, it is not considered that the extension would affect the outlook to this property

The extension is not considered to affect the amenities of the other properties in Ravens Gate Mews.

Other issues

In regards to the issues raised by objectors, relating to access and ownership of the land, this is civil matter between parties and not a planning consideration. The applicant has confirmed that Ravens Gate Mews is built up to the party wall and as such the extension will be solely on the subject site but joined at the party wall. Party walls area again not a planning consideration. The applicant has also confirmed that he owns the whole garden area and there are no rights of access for any neighbour. This is not for the Council to dispute in the consideration of this planning application.

Further, whilst it is acknowledged that there is a downpipe and boiler flues that are located on the rear wall of Ravens gate Mews, the Council cannot enter into a dispute over boundaries and ownership. Both these issues are private matters between parties and is not a material planning consideration

Having regard to the proposed extension, 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 or the character and appearance of the existing building or wider area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/02261/FULL1 outlined 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.

Application:17/02261/FULL1

Address: 2A Shortlands Gardens Bromley BR2 0EA

Proposal: The construction of a single-storey side/rear extension



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

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

Application No : 17/02535/RECON

Ward:
Petts Wood And Knoll

Address : 10 Wood Ride Petts Wood Orpington
BR5 1PX

OS Grid Ref: E: 545299 N: 168070

Applicant : Mr P Prendergast

Objections : YES

Description of Development:

Application submitted under S73 of the Town and Country Planning Act 1990 for the variation of Condition 3 to DC/16/00572/FULL6 granted for part one/two storey side/rear extension with dormer windows, inset balcony, alterations to detached outbuilding to rear, additional vehicular access, elevational alterations and associated landscaping, to facilitate the addition of a basement, a chimney flue to the front elevation, 1 x rooflight to the side and internal alterations.

Key designations:

Conservation Area: Chislehurst Road Petts Wood
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

The application proposes a variation of Condition 3 of permission 16/00572/FULL6 which stated that, "The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority," in order to facilitate the addition of a basement, a chimney flue to the front elevation, one rooflight to the side and internal alterations.

The application hosts a two storey detached dwelling on the northern side of Wood Ride, the property sits on a wide plot which tapers out to the rear.

The application site also falls within the Chislehurst Road Petts Wood Conservation Area.

Consultations

Nearby owners/occupiers were notified and several representations were received, these can be summarised as follows:

- o Concerns regarding tree roots in relation to the basement
- o Decrease in heritage value of the property

- o Concern regarding structural integrity of property
- o Internal layout changes will remove original features
- o Concerns regarding level of risk for structural integrity as a result of the basement
- o A lower level of physical intervention should be pursued

Petts Wood & District Residents Association objected on the following grounds:

- o Concerns regarding structural integrity as further walls are to be removed
- o Noise concerns regarding ventilation in the basement
- o This heritage asset should be retained and permission refused.

The agent then responded to these objections to clarify the points and these can be summarised as follows:

- o Removal of the central spine wall is not significantly different from that which was approved previously
- o Ventilation will not have any harmful impact on neighbours as it is not a noise generating system and it will be located in the plant room, not externally
- o The alteration to the front elevation does not materially affect the exterior appearance of the dwelling
- o Proposed basement does not encroach on the root area of the sweet chestnut tree

The Conservation Area Officer was satisfied that this scheme would not make a material difference to that which was previously approved under reference 16/00572 in terms of its impact on the Conservation Area.

The Tree Officer was satisfied that the basement would not create any additional risk to the roots of nearby trees as they would be unlikely to extend under the house.

Planning Considerations

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

BE1 Design of New Development
 BE11 Conservation Area
 H8 Residential Extensions
 H9 Side Space

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Housing Design
 Draft Policy 8 Side Space

Draft Policy 37 General Design of Development
Draft Policy 41 Conservation Areas

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Chislehurst Road, Petts Wood Conservation Area SPG

Planning History

95/02065/FUL; Single storey rear extension to existing garage; Permitted

96/00204/FUL; Arched wall attached to house; Permitted

11/03876/FULL6; Roof alterations to incorporate 3 rear dormer extensions;
Permitted

16/00572/FULL6; Part one/two storey side/rear extension with dormer windows,
inset balcony, alterations to detached outbuilding to rear, additional vehicular
access, elevational alterations and associated landscaping; Permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the relationship between the proposal and the host dwelling the impact that it would have on the amenities of the occupants of surrounding residential properties. Any impacts on the character and appearance of the Conservation Area should also be considered.

The application seeks alterations to the previously approved application under reference 16/00572/FULL6 for a part one/two storey side/rear extension with dormer windows, inset balcony, alterations to detached outbuilding to rear, additional vehicular access, elevational alterations and associated landscaping.

This application seeks a variation of Condition 3 to facilitate a basement, a chimney flue to the front, a rooflight to the side and internal alterations. Each element of the alterations will be considered in turn.

The basement would not span the whole width of the property and would provide further habitable rooms to the dwelling, as this would not project it is considered that there would be little impact on the adjoining occupiers in relation to the basement. It would not be visible at ground floor level and would therefore have no impact on the character and appearance of the host dwelling or street scene and would preserve the character and appearance of the Conservation Area.

The chimney flue to the front would be between the main dwelling and the single storey side element and does not protrude past the main ridge of either, it is therefore considered that it would have no impact on the amenities of the adjoining occupiers and it would not have any material impact on the character and appearance of the host dwelling nor the street scene and would preserve the character and appearance of the Conservation Area.

Whilst the property is within the Conservation Area it is not listed and therefore internal alterations would not normally require planning permission, it is therefore considered acceptable as the alterations would have no impact on the adjoining occupiers or the street scene and would therefore preserve the character and appearance of the Conservation Area.

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

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02535/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

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

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

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

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

- 4 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the**

Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

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

- 5 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.

- 6 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 the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 7 The development shall be implemented in accordance with the Arboricultural Report/Tree Protection Plan submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.**

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.

- 8 The flat roof area of shall not be used as a balcony or sitting out area and there shall be no access to the roof area.**

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

Application:17/02535/RECON

Address: 10 Wood Ride Petts Wood Orpington BR5 1PX

Proposal: Application submitted under S73 of the Town and Country Planning Act 1990 for the variation of Condition 3 to DC/16/00572/FULL6 granted for part one/two storey side/rear extension with dormer windows, inset balcony, alterations to detached outbuilding to rear, additional



"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 : 17/02975/FULL1

Ward:
Crystal Palace

Address : 122 Anerley Road Penge London SE20
8DL

OS Grid Ref: E: 534194 N: 170231

Applicant : Lightbox Group Ltd

Objections : YES

Description of Development:

Demolition of existing building and construction of a mixed use four storey building with basement comprising a commercial unit (Use Class A1) at ground and lower ground level and 8 residential units (4 x one bedroom flats and 4 x two bedroom flats) and associated amenity space.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 6

Proposal

Planning permission is sought for the demolition of existing building and construction of a mixed use four storey building with basement comprising a commercial unit (Use Class A1) at ground and lower ground level and 8 residential units (4 x one bedroom flats and 4 x two bedroom flats) and associated amenity space.

This is a resubmission of a previously approved application which was for the construction of a mixed use part four and five storey building comprising a commercial unit (Use Class A1) at ground and lower ground level together with 4 one bedroom and 3 two bedroom flats with associated amenity spaces (Ref DC/15/05617/FULL1)

The alterations from the previously approved scheme have been detailed in the submitted Design and Access Statement and are summarised as follows:

- Increasing the number of residential units from 7 to 8 while retaining a revised layout to the commercial unit (Use class A1)
- Changing the layout and mix of 1 bedroom and 2 bedroom units.
- Changes to the façade treatment with reference from the generous proportions of the neighbouring terrace block and Thicket building opposite.

- An increase in the scale of the top floor but with retention of set backs to front and rear.
- Ground floor datum height has been lowered to allow changes to the entrance area and provision of a lightwell for daylight and ventilation to the basement.
- The sectional design and party floor construction has been developed since the previous application to accommodate acoustic recommendations.
- Further detail has also been developed for the proposed materials. Brickwork (dark grey/blue) and render (grey) with a contrasting rain screen cladding at third floor. Aluminium is the predominate material for all windows/doors/fascia. A glass balustrading system is proposed to the external balconies and terraces. At third floor level the balustrade to the terrace facing Anerley Road is formed with an imperforate textured brick parapet wall.

Location

The application site is located on the south west side of Anerley Road and to the east of the railway line within a constrained triangular shaped site. The site is currently occupied by a two storey building with connected retail units on the ground floor and ancillary spaces at upper level.

The site is not located in a conservation area nor is the building listed.

Consultations

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

Internal Consultations

Highways:

The applicant has provided additional information which was received on 25th September 2017. The beat surveys at 12:00 hours and 14:00 hours on Wednesday 13th September 2017 has been undertaken to determine the availability of on street parking within 200m of the site.

The surveys show that a total of 100 spaces were available within a 200m catchment area of the site at midday, 89 of which were located along unrestricted kerbline space. On this basis, there is sufficient parking availability along surrounding roads during the daytime. The increased parking demand of the consented and current scheme combined would allow spare capacity during the daytime, reducing available parking to 95 spaces. Therefore on balance I raise no objection to the proposal.

The applicant should also offer the first residents 2 years annual membership of a Car Club. Cycle parking is indicated. London Plan provisions should be adhered to. Refuse store is acceptable.

Environmental Health - Pollution:

No objections to permission being granted.

Drainage:

A public foul sewer is located in the back garden of the site. Further details required regarding sustainable urban drainage systems.

External Consultations

Network Rail:

Network Rail note this application is both adjacent to a Network Rail bridge and cutting and borders directly with the network rail boundary. Network Rail would require to see detailed design of how the Developer is going to ensure there is no risk to the Infrastructure including the possible requirement to support the cutting. At such proximity and with a basement proposed it is possible that monitoring will need to take place and be agreed. It is probable that a Party Wall Agreement will be required. In addition, if it is seen as necessary that the developer requires accessing Network Rail land during construction, then a licence will need to be issued.

Thames Water:

No response.

Planning Considerations

Relevant policies and guidance in the form of the National Planning Policy Framework (NPPF) (2012) and National Planning Practice Guidance (NPPG) include:

- 14: Achieving sustainable development
- 17: Principles of planning
- 20 to 22: building a strong competitive economy
- 29 to 32, 35 to 37: Promoting sustainable transport
- 49 to 50: Delivering a wide choice of high quality homes
- 56 to 66: Design of development

London Plan:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice

- 3.9 Mixed and Balanced Communities
- 4.1 Developing London's Economy
- 4.8 Supporting a Successful and Diverse Retail Sector and Related Facilities and Services.
- 5.1 Climate change mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.12 Road Network Capacity.
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 7.19 Biodiversity and Access to Nature
- 8.3 Community Infrastructure Levy

Housing: Supplementary Planning Guidance. (March 2016)

Technical housing standards - Nationally Described Space Standard (March 2015)

Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- ER7 Contaminated Land
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- EMP5 Development outside Business Areas
- S5 Local Neighbourhood Centres, Parades and individual Shops
- NE7 Development and Trees

- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T16 Traffic Management and Sensitive Environments
- T17 Servicing of Premises
- T18 Road Safety

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

Emerging Bromley Local Plan:

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

- Draft Policy 1 - Housing supply
- Draft Policy 4 - Housing design
- Draft Policy 8 - Side Space
- Draft Policy 30 - Parking
- Draft Policy 32 - Road Safety
- Draft Policy 33 - Access for All
- Draft Policy 34 - Highway Infrastructure Provision
- Draft Policy 37 - General design of development
- Draft policy 43 - Development Adjacent to a Conservation Area
- Draft Policy 53 - Land Adjoining Green Belt or Metropolitan Open Land
- Draft Policy 73 - Development and Trees
- Draft Policy 77 - Landscape Quality and Character
- Draft Policy 83 - Non Designated Employment Land
- Draft Policy 96 - Local Neighbourhood Centres, Parades and individual Shops
- Draft Policy 112 - Planning for Sustainable Waste management
- Draft Policy 113 - Waste Management in New Development
- Draft Policy 115 - Reducing flood risk
- Draft Policy 116 - Sustainable Urban Drainage Systems (SUDS)
- Draft Policy 117- Water and Wastewater Infrastructure Capacity
- Draft Policy 118 - Contaminated Land
- Draft Policy 119 - Noise Pollution
- Draft Policy 120 - Air Quality
- Draft Policy 122 - Light Pollution
- Draft Policy 123 - Sustainable Design and Construction
- Draft Policy 124 - Carbon dioxide reduction, Decentralise Energy networks and Renewable Energy

Planning History

15/05617/FULL1: Demolition of existing building and construction of a mixed use part four and five storey building comprising a commercial unit (Use Class A1) at ground and lower ground level together with 4 one bedroom and 3 two bedroom

flats with associated amenity spaces. This case was considered by Plans Sub Committee held on the 14th April 2016 and approved.

Conclusions

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

- Principle of development
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the area and locality
- The quality of living conditions for future occupiers
- Access, highways and traffic Issues
- Impact on adjoining properties
- Sustainability and energy

Principle of development

Retail

The ground floor of the existing building on site is categorised as having an A1 retail use class and forms part of a neighbourhood centre and shopping parade.

Policy S5 of the UDP details that in local neighbourhood centres and shopping parades change of use from Class A1 (Shops) to other uses will be permitted provided that the use proposed contributes to the range of local services or the provision of local community facilities: and contributes to the vitality of the centre by providing a service or attracting visitors during shopping hours; or it can be demonstrated that there has been a long term vacancy and a lack of demand for Class A1 (Shops) use, as well as a lack of demand for service or community use before other uses are proposed. Draft Policy 96 of the Proposed Submission Local Plan reiterates this approach.

The proposed development re-establishes a retail unit on the ground floor as part of the existing retail parade which is acceptable in principle.

Housing

Housing is a priority use for all London Boroughs. Policy 3.3 Increasing housing supply, Policy 3.4 Optimising housing potential and Policy 3.8 Housing choice in the London Plan generally encourage the provision of redevelopment in previously developed residential areas 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 H7 of the UDP advises that new housing developments will be expected to meet all of the following criteria in respect of; density; a mix of housing types and sizes, or provides house types to address a local shortage; the site layout, buildings and space about buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas; off street parking is provided; the layout is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles; and security and crime prevention measures are included in the design and layout of buildings and public areas.

The site forms part of a local parade of shops with some residential flats/conversions and upper level residential accommodation surrounding the site. The site is currently developed for commercial use. In this location the Council will however, consider a higher density mixed use with upper level residential 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 a mixed use residential block on the land appears 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.

Policy 3.4 in the London Plan seeks to ensure that development proposals achieve the optimum housing density compatible with local context, the design principles in Chapter 7 of the plan, and with public transport capacity. Table 3.2 (Sustainable residential quality) identifies appropriate residential density ranges related to a site's setting (assessed in terms of its location, existing building form and massing) and public transport accessibility (PTAL).

The site has a PTAL rating of 5 and is within an urban setting. In accordance with Table 3.2, the recommended density range for the site would be 55-225 dwellings per hectare and 200 to 700 habitable rooms per hectare.

The revised scheme has one additional unit in the overall scheme providing 8 flats as opposed to 7 previously. The resultant development would have a density in excess of the suggested guidelines, however this is largely due to the constrained

site area and virtual total built coverage within the site. Therefore, the proposed development of the site maybe considered an acceptable amount of development at 8 units in this location given the limitations of the available site area and context of the locality.

Furthermore, a numerical calculation of density is only one aspect in assessing the acceptability of a residential development and Policy 3.4 is clear that in optimising housing potential, developments should take account of local context and character, design principles and public transport capacity which are assessed below.

Design.

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Policies 3.4 and 3.5 of the London Plan reflect the same principles. Policy 3.4 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. This reflects paragraph 58 of the National Planning Policy Framework, which requires development to respond to local character and context and optimise the potential of sites.

Policy H7 of the UDP set out a number of criteria for the design of new development. With regard to local character and appearance 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.

Policy H9 of the UDP requires that new residential development for a proposal of two or more storeys in height a minimum of 1m side space from the side boundary is maintained and where higher standards of separation already exist within residential areas. Proposals will be expected to provide a more generous side space.

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

The alterations to the revised scheme have been detailed above.

It is noted that the front of the building facing Anerley Road will be more prominent than the existing building on site. This is due to the greater scale of the building than is current in the streetscene. It is noted that the buildings relationship to adjoining property will have an impact to some extent in terms of scale but this will not be overbearing.

Therefore, given relatively minor alterations and changes to the scheme and the previous approval for a building of a largely similar mass, scale and design, the proposed development will remain to provide an acceptable mass, scale and spatial relationship to adjoining property and be a complimentary addition to streetscene vista's along Anerley Road.

In terms of the revised design approach and detailed range of materials indicated. These are considered to be complimentary to the locality.

Standard of Residential Accommodation.

Policy 3.5 of the London Plan and the Housing SPG (2016) 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 should comply with Nationally Described Housing Standards (2015).

The floor space size of each of the flats in the building, ranges between 52m² and up to 63m² respectively. The nationally described space standard requires various sizes of internal areas in relation to the number of persons and bedrooms provided in each unit. The sizes of the flats have been reviewed and on this basis, the floorspace provision for all of the units is compliant with the required standards and is considered acceptable.

The shape and room size in the proposed units is generally considered satisfactory where none of the rooms would have a particularly convoluted shape which would limit their specific use.

In terms of amenity space separate balcony areas are provided for all of the flats which comply with the requisite size standards of the London Plan.

Noise and disturbance from the adjacent road and railway line could potentially provide a poor quality environment for future occupiers. A noise assessment has been submitted and assessed by the council's Environmental Health Officer. It has been concluded that the mitigation provided in the design of the building will provide suitable relief from these adjacent noise sources. A compliance condition is recommended in this regard.

In accordance with Standard 11 of Housing: Supplementary Planning Guidance. (March 2016) of the London Plan 90% of all new dwellings should meet building regulation M4(2) 'accessible and adaptable dwellings'.

A Part M compliance review has been submitted that details compliance with the relevant sections of Part M. A compliance condition is recommended in this regard.

Impact on Adjoining Properties.

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

In terms of outlook, the fenestration arrangement will provide mainly front, flank and rear outlook for each unit overlooking the rear, the railway line or overlooking the street. Therefore, it is considered that a suitable level of privacy at the intended distances to existing neighbouring property will be maintained generally.

Highways and Car parking.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the UDP and London Plan should be used as a basis for assessment.

There are no onsite car parking spaces provided on site. The Council's Highway Officer has reviewed the current application and the additional and updated survey information provided during assessment. No objection has been raised to the zero parking provision on site given the capacity available on the surrounding road networks and available levels of public transport.

Cycle parking.

Cycle parking is required to be 1 space per studio and 1 bedroom flats and 2 spaces for all other dwellings. The applicant has provided details of a location for cycle storage for the units integrated internally into the building design. Further details in this regard are recommended by condition as necessary.

Refuse.

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage for the units to the rear of the property. Given, the constrained nature of the site and limited possibilities for the location of refuse storage, on balance the location point is considered acceptable. However, further details in this regard are recommended by condition in relation to capacity, a containment structure and also for a management plan to facilitate ease of collection on the requisite collection day.

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.

An informative is also recommended to ensure that the development strives to achieve the above sustainability objectives.

Community Infrastructure Levy.

The Mayor of London's CIL is a material consideration. CIL is liable on this application and the applicant has completed the relevant form.

Summary

Having had regard to the above, the proposed revised mixed use development would have a high quality design and would not have an unacceptable impact on the amenity of neighbouring occupiers. It is considered that the density and flat type of the proposed scheme is acceptable and that the development would not be detrimental to the character and appearance of the locality. The 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.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/02975/FULL1 and any other applications on the site set out in the Planning History section above, excluding exempt information.

As amended by documents received on 24.08.2017 and 15.09.2017.

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.

- 3** 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 building and the visual amenities of the area

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

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

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

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

- 6** 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.

- 7 No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential/commercial unit hereby approved, including a management plan for ease of collection on the designated collection day have been submitted to and approved in writing by the local planning authority. The facilities as approved shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.**

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general to accord with Policies BE1, H7 and T17 of the Unitary Development Plan.

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

Reason: To reduce the impact of flooding both to and from the proposed development and third parties and to accord with Policy 5.13 of the London Plan.

- 9 Details of a scheme of noise mitigation measures in full compliance with recommendations of the submitted Acoustic Report (Peter Moore Acoustics report 151002/2 and letter dated 20th June 2017) shall be submitted to the Local Planning Authority for written approval. Once approved the scheme shall be implemented in full prior to the use commencing and shall be permanently maintained thereafter.**

Reason: In the interest of the residential amenities of the dwellings and to accord with Policy 7.15 of the London Plan.

- 10 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) for 12 bicycles shall be provided at the site in accordance with Drawing 035-A-01-100 Revision P05. The bicycle parking/storage facilities shall be permanently retained thereafter.**

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

- 11 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh**

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in accordance with Policy 7.14 of the London Plan.

- 12 The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be permanently retained thereafter.**

Reason: To comply with Policy 3.8 of the London Plan and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

You are further informed that:

- 1 The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.**
- 2 You should consult the Street Naming and 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**
- 3 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

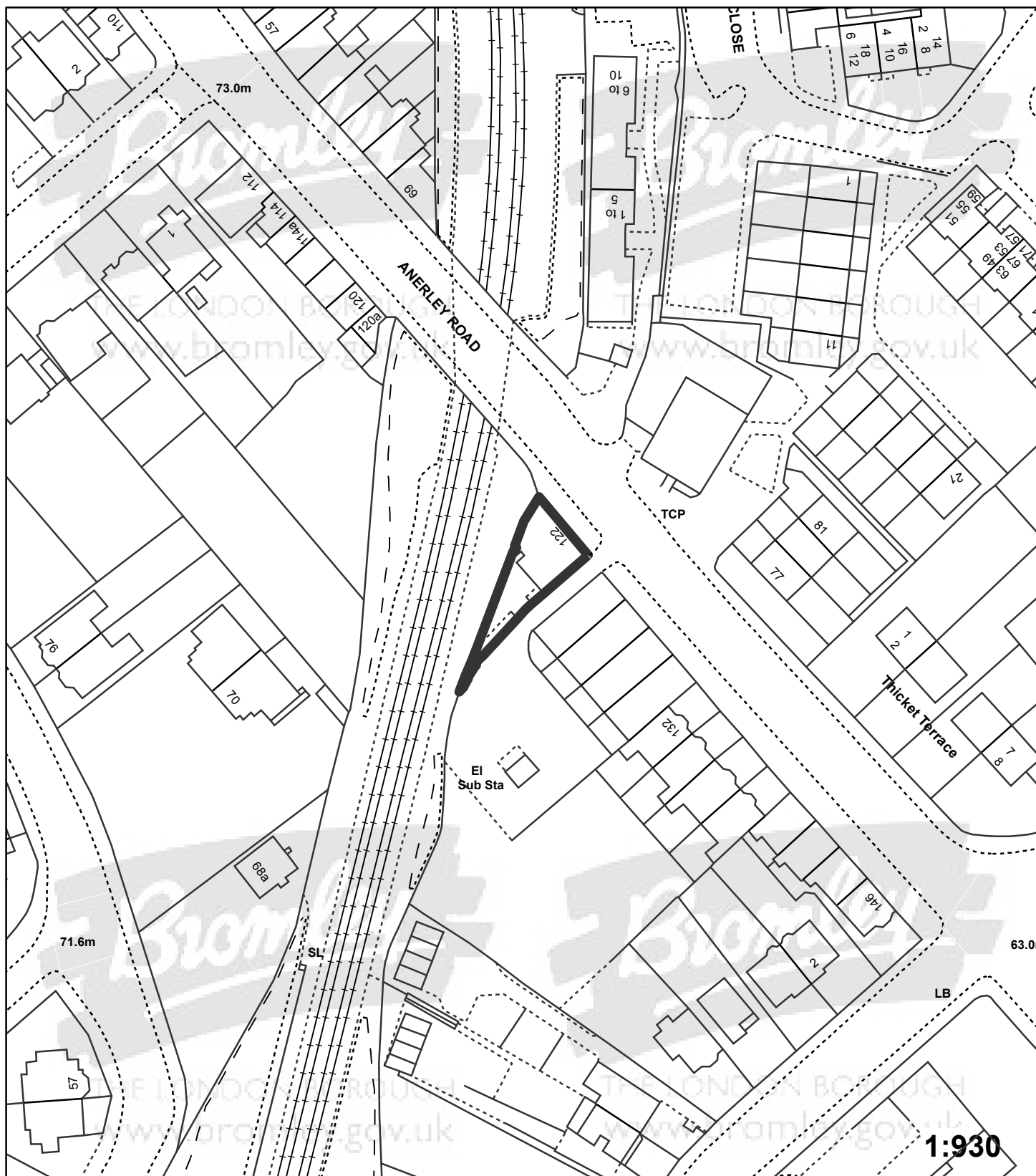
- 4 Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development.
- 5 Network Rail requests the Developer contacts AssetProtectionKent@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable any approval of detailed works as necessary. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx
- 6 The applicant is advised that the development shall strive to achieve 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 of Policy 5.2 of the London Plan.
- 7 This application is both adjacent to a Network Rail bridge and cutting and borders directly with the network rail boundary. Network Rail would require to see detailed design of how the Developer is going to ensure there is no risk to the Infrastructure including the possible requirement to support the cutting. At such proximity and with a basement proposed it is possible that monitoring will need to take place and be agreed. It is probable that a Party Wall Agreement will be required. In addition if it is seen as necessary that the developer requires to access Network Rail land during construction then licence will need to be issued.

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Application:17/02975/FULL1

Address: 122 Anerley Road Penge London SE20 8DL

Proposal: Demolition of existing building and construction of a mixed use four storey building with basement comprising a commercial unit (Use Class A1) at ground and lower ground level and 8 residential units (4 x one bedroom flats and 4 x two bedroom flats) and associated amenity space.



"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 : 17/03002/FULL6

Ward:
Chislehurst

Address : 5 Greenway Chislehurst BR7 6JQ

OS Grid Ref: E: 543427 N: 171370

Applicant : Ms J Sayer

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

The application site is a two storey mid-terraced property located on the north-western side of Greenway, close to the junction with White Horse Hill.

Permission is sought for a single storey rear extension that is 3m deep and 5.4m wide. It will have a flat roof and will contain two roof lanterns. The extension will have a height of 3.1m high when measured from the existing decking.

Revised plans were received 20/09/2017 which removed the extension of the raised decking.

Consultations

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

- o Extension is of an excessive height
- o Loss of daylight to decked area and habitable rooms
- o Loss of outlook
- o These properties have small gardens therefore this is an overdevelopment of an already extended house
- o Overlooking and loss of privacy from extended decking

Following the submission of revised plans on 20/09/17, neighbours were re notified. The additional comments received can be summarised as follows:

- o Pleased that the decking area has been reduced but unhappy with the height of the proposed extension
- o Original objections still stand

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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances

Draft Policy 6 Residential Extensions
Draft Policy 37 General Design of Development

There is no planning history on this site.

Conclusions

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

Design, Siting and Layout.

Policy BE1 of the Bromley Unitary Development Plan 2006 (UDP) sets out criteria which proposals for new development will be expected to meet. Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas. Importantly Policy BE1 states that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their amenities are not harmed by noise or disturbance.

The proposed single storey rear extension will be 3m deep and 5.4m wide. It will have a flat roof and will contain two roof lanterns. The extension will have a height of 3.1m high when measured from the existing decking. The rear elevation will contain folding/sliding doors, both flank elevations will be blank.

The extension is located at the rear of the property therefore will not be visible from the street. Furthermore, the size and design proposed is considered to be in keeping with the host dwelling with the materials shown to match the existing

property. It is therefore considered that the proposed extension will not impact significantly on the character or appearance of the area.

Impact on Adjoining Occupiers

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

This row of properties is raised significantly compared to the rear gardens. As such, this property benefits from raised decking that is approximately 4m deep, with steps down to the rear garden. The proposed extension will project 3m to the rear. The revised plan (received 20/09/17) indicates that the decking will remain as existing, projecting 1m beyond the proposed extension.

From visiting the site it was noted that the adjoining property, No.3, has an existing conservatory that is approximately 3m deep. It is therefore considered that the proposal will not impact unduly on the amenities of this adjoining property with regards to loss of light, outlook or visual amenities.

With regards to the adjoining property to the north-east, No.7, concerns have been raised regarding the impact on light, outlook and privacy. Following the revised plans, the existing decking will not be extended. It is therefore considered that the proposal will not result in overlooking or loss of privacy, over and above that already existing. From visiting the site it was noted that the shared boundary consists of a high fence for the full depth of the existing decking area. The proposed extension will increase the height to 3.1m (when measured from the existing decking). The impact on the adjoining semi would be increased due to the increase in height but not to such a degree that would warrant refusal of the application.

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

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/03002/FULL6 and any other applications on the site set out in the Planning History section above, excluding exempt information.

as amended by documents received on 20.09.2017

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:17/03002/FULL6

Address: 5 Greenway Chislehurst BR7 6JQ

Proposal: Single storey rear extension



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

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Application No : 17/03501/FULL6

Ward:
Petts Wood And Knoll

Address : 82 Lynwood Grove Orpington BR6 0BH

OS Grid Ref: E: 545411 N: 166634

Applicant : Mr Jerald Solis

Objections : YES

Description of Development:

First floor and single storey rear extensions, alterations to porch and roof alterations to form additional habitable space including rooflights

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

Planning permission is sought for alterations to the roof to form habitable accommodation in the roofspace, including a barn end roof and front and rear rooflights. The proposal also includes a first floor rear extension and a single storey rear extension.

Location

The application site hosts a two storey detached dwelling located on the eastern side of Lynwood Road. The site is a corner plot, at the junction with Melbourne Close.

The site is not located within a Conservation Area and is not Listed.

Consultations

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

- Will obstruct the daylight and sunlight into our property on both levels from the southeast direction
- With the houses being less than 3 metres of each other, the proposed extension will result in overshadowing
- The proposal will be putting a massive house on a small plot, the original plot for the house having been substantially reduced many years ago when

- the end of the garden was sold when compared to other properties in the area,
- This area has a certain style as a residential area and the houses are in keeping with these.
 - Will be excessively bulky and visually dominant in the street scene, especially when viewed from Melbourne Close.
 - Planning guidance states that large or dominant dormers which harm the overall appearance of buildings should be avoided. This proposal replaces 2 existing roof windows with 8 larger windows on both rear and side which will have any adverse impact on the appearance and general street scene in the area.
 - The adopted SPG2 emphasises the importance of amenity with adequate space and light.

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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 37 General Design of Development
Draft Policy 44 Areas of Special Residential Character

Relevant planning history

There is extensive history to this site, which can be summarised as follows;

Planning permission was refused in December 2012 for a two storey side extension and detached double garage under reference 02/03605/FULL1 for the following reasons:

The proposed garage would cause harm to the amenities of the adjacent property by virtue of loss of lighting and prospect due to its location entirely in front of properties in Melbourne Close, thereby contrary to Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002).

The proposed garage, by virtue of its size and siting, would form an unduly prominent feature in the street scene, causing harm to the amenities of the area in

general, contrary to Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002).

Planning permission was granted in June 2005 under reference 05/01445/FULL for a part one/two storey side and single storey rear extensions

Planning permission was refused in November 2016 for roof alterations to form habitable accommodation in the roofspace to include increase in ridge height, front gable features and front and rear rooflights, part one/two storey front extension, part one/two storey side/rear extension, and part one/two storey detached double garage and gym with games room above under reference 16/04276/FULL6 for the following reasons:

The proposal by way of its excessive bulk and design, would result in an over dominant and incongruous addition to the host dwelling, harmful to the amenities of the neighbouring properties, the character and appearance of the host dwelling and the character of the area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposed garage, by reason of its size and siting would result in detrimental impact to the amenities of the neighbouring property by way of loss of light and outlook, and would form an unduly prominent feature within the street scene, detrimental to the character of the area, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The proposal would be an overdevelopment of the site out of character with the locality and contrary to Policy H8 and BE1 of the Unitary Development Plan.

Conclusions

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

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. In addition, Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area. The proposed alterations to the front of the property relate to a change from the existing hipped roof to a barn end roof and the removal of the existing small gable roof features over the first floor windows to create a flush first floor wall. The proposal would relate well to the existing building and would respect the scale and form of the host dwelling. The character of the immediate context of the site, are large detached houses of varying sizes and styles. Given there is no uniform style,

the proposed alterations to the front of the property are not considered to be detrimental to the character and appearance of the host dwelling or wider street scene.

The first floor rear extension would project 2.8m in depth and 7.2m in width with a dummy pitch roof. The eaves of this element would be lower than the eaves of the main roof which would reduce the overall bulk and mass when viewed from Melbourne Close. No windows are proposed on the rear elevation but velux windows are proposed within the extended roof and the main roof.

Given the extension is located to the rear, it not considered to be detrimental to the character and appearance of the wider street scene. Whilst it will be visible from Melbourne Close, on balance, given its reduced eaves height and low roof form, it is not considered to be so harmful as to warrant refusal.

The single storey rear extension would square off the property to the rear at ground floor level. It would have a flat roof and would be subservient to the main dwelling and is therefore considered to respect the character and appearance of the host dwelling and wider street scene.

The site is also located within a proposed Area of Special Residential Character (The Knoll). This is currently a draft policy and therefore limited weight can be applied. However it is not considered that the proposal would have a detrimental impact upon the character and appearance of the ASRC if this policy is adopted in the future.

Impact upon neighbouring amenity

The first floor rear extension would be set in 2.9m from the flank boundary with No.84 and would project 2.7m further to the rear at first floor level than existing. It would not project any closer to the neighbouring property. No.84 has three first floor side windows which serve a landing and bathroom. Given these are not habitable rooms it is not considered that the proposal would affect daylight/sunlight or outlook of a significant degree to warrant refusal. Further the ground floor side window serving a kitchen is located within an extension and is a secondary source of light to the main room. Due to the orientation of this window and the setbacks, it is not considered that there would be a significant amenity impact upon this room.

Furthermore, given the low roof height which would also be hipped away from No. 84 and the modest depth, on balance, the extension is not considered to cause significant harm to the light and outlook of the neighbour at No.84 given the orientation of the properties.

The flank elevation and rear elevations would not include any additional windows and would therefore not affect the privacy of neighbouring properties. The proposed roof lights within the existing and proposed roof would be angled to ensure no overlooking.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the host dwelling or the wider street scene.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

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

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

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

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

- 4 No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in any elevation of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority**

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

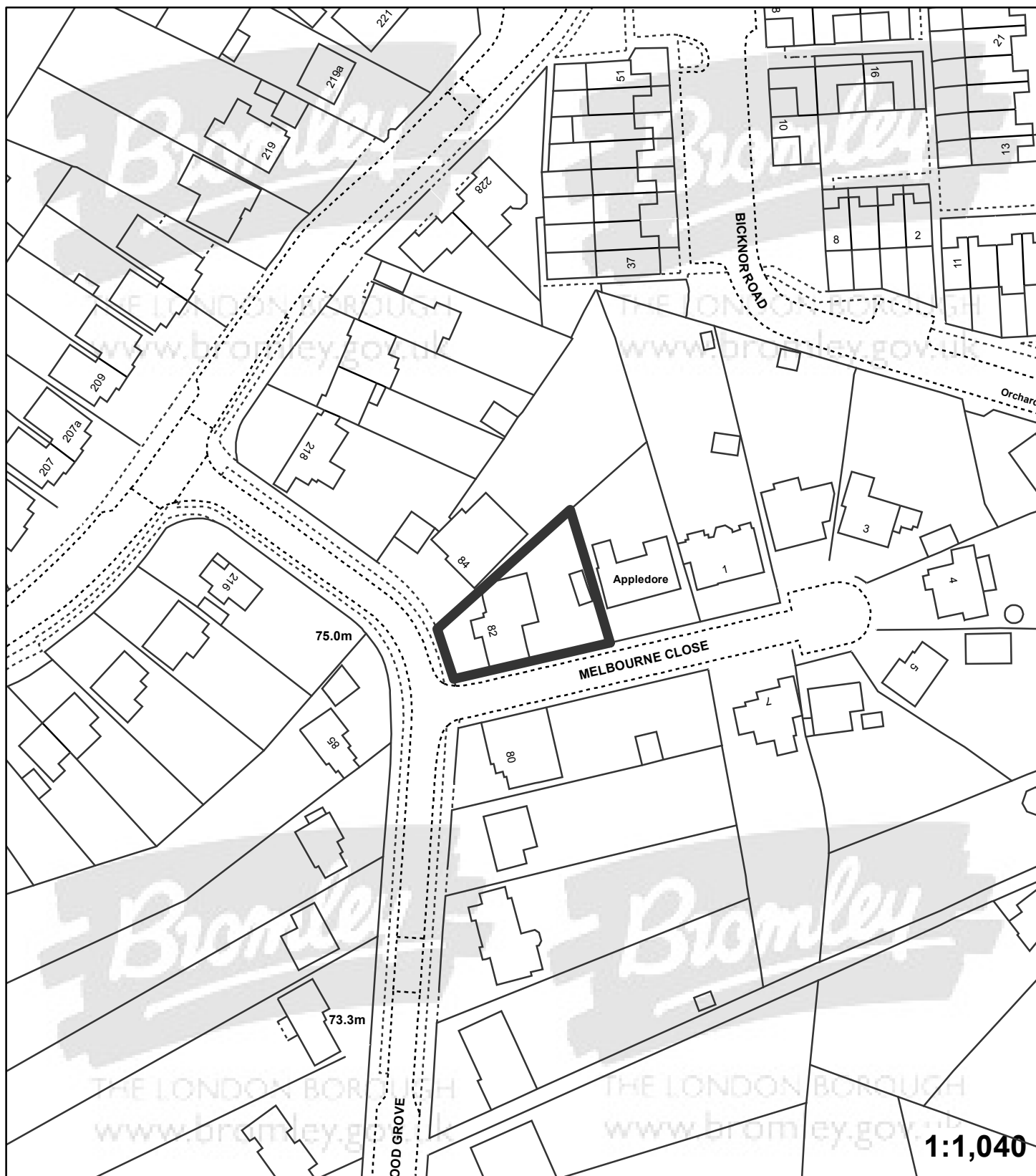
- 5 The flat roof area of the single storey rear extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.**

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

Application:17/03501/FULL6

Address: 82 Lynwood Grove Orpington BR6 0BH

Proposal: First floor and single storey rear extensions, alterations to porch and roof alterations to form additional habitable space including rooflights



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

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

Application No : 17/03755/FULL6

Ward:
Shortlands

Address : 78 Kingswood Avenue Shortlands
Bromley BR2 0NP

OS Grid Ref: E: 539100 N: 168384

Applicant : Mrs BOATWRIGHT

Objections : YES

Description of Development:

Two storey front and side extension with canopy porch, two storey rear extension and single storey rear and side extension, reduction in size of existing garage to become garden store and rear timber decking.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 9
Smoke Control SCA 21

Proposal

Planning permission is sought for the following:

A part one/two storey front/side extension which would infill some of the existing space between the flank elevation of the dwelling and the front elevation of the dwelling. The two storey extension would be approx. 1.5m wide and would be set back from the main front elevation and in from the side elevation of the dwelling. A first floor extension would be erected above the existing single storey entrance.

The front door which currently faces the street would be repositioned into the side elevation of the extension, with an open fronted/sided porch canopy between the door and the main flank elevation. A side space of approx. 2m would be retained between the side elevation of the two storey element and the boundary with No. 74 Kingswood Avenue. The side space retained between the eaves of the porch and the boundary would be approx. 0.85m. The two storey extension would include at ground floor level a flank facing window and at first floor level 2 windows, one of which would serve a bathroom and one which would serve a landing area. Both of these first floor windows would be capable of being obscure glazed in view of the room/area that they serve.

At the rear/side it is proposed to erect a part one/two storey extension. The single storey element of the proposal would have a depth of rearward projection at single storey of approx. 3.4m and would project towards the side boundary of the dwelling by approx. 2.2m with a separation of approx. 0.2m retained to the boundary with the neighbouring property at No. 80. The first floor element would be for the full width of the existing host dwelling and the depth of first floor rearward projection would be approx. 2.25m, replacing an existing flat roofed two storey element which is approx. 1.1m deep.

The single storey part of the extension would incorporate a front facing window to the kitchen and rear facing bi-fold doors along with a flank facing window on the southern elevation of the extension. The single storey part of the extension would incorporate a pitched roof and would be 2.6m high to eaves level, with the side extension pitched roof sloping down towards the boundary with No. 80. Side and rear rooflights would be provided. The first floor element would incorporate pitched roofs with a central gully. These roofs would be set lower than the main ridgeline.

The bi-fold doors in the rear elevation of the extension would lead onto an area of decking approx. 0.28m high in relating to the existing ground level which would provide a level threshold to the new extension. The existing single storey garage would be reduced in depth to provide clear space between the rear elevation of the extension and the front elevation of the garage and the reduced depth garage building would be used as a garden storeroom. The front garden of the property is laid out as a driveway capable of accommodating at least 2 vehicles.

Site and surroundings

The application site lies on the north eastern side of Kingswood Avenue. The area is characterised by two storey residential dwellings and the host dwelling lies at the outer edge of a distinct grouping of detached dwellings many of which incorporate projecting two storey front elevations with a recessed two storey side element. Dwellings in the street benefit from generously deep front gardens/hardstandings which contribute to the openness of the street scene and the character of the area. The site is bounded to the north by the residential curtilage of No. 80 Kingswood Avenue which is an extended semi-detached dwelling. To the south of the site is the curtilage of No. 76 Kingswood Avenue which is a detached dwelling of similar scale and proportions to the host dwelling.

Consultations

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

- o The side facing windows plus the relocated front door would be positioned in such a way that there could be potential overlooking issues into the ground floor bay window of the adjacent dwelling and the plans do not indicate whether these new windows would be clear or obscure glazed.
- o The relocation of the main entrance door would exacerbate the potential for overlooking

- o It is not clear from the drawings whether a minimum of 1m side space would be retained to the boundary
- o It is expected that a party wall surveyor should be appointed
- o The plans refer to the two storey extension being approximately in line with the existing two storey extension at No. 74 but that property has not been extended
- o The proposal could result in loss of light as a result of the two storey rear extension.

Any technical highways comments will be reported verbally.

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
 T3 Parking

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft local plan policies of relevance to the application comprise:

Policy 6 Residential Extensions
 Policy 37 General Design of Development
 Policy 8 Side Space
 Policy 30 Parking

London Plan policies of relevance to the determination of the application comprise:

Policy 7.4 Local Character
 Policy 7.6 Architecture

Planning History

There is no relevant planning history to report.

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. It also falls to consider whether the proposed reduction in the size of the garage to provide a storage area rather than for the parking of vehicles would be acceptable.

Loss of garage

It is noted that the vehicular access to the garage is very narrow and that where at one time the garage at the host dwelling and that at No. 80 would have shared an open accessway, that access is now divided by a boundary fence, resulting in very limited access to each garage. The host dwelling has a large parking area at the front of the dwelling with space for at least 2 cars. It is not therefore considered that the proposal would result in the unacceptable loss of off-street parking to serve the needs of the host dwelling.

Impact of the proposal on the character of the area

The proposed extensions are designed to be subservient to the host dwelling. The design, including pitched roofs set at a lower level than the main roof, along with the setting back of the front extension from the main existing front elevation would cumulatively result in a development that would not appear uncharacteristic of the surrounding area and would not be harmful to the appearance of the host dwelling. The area is characterised by detached dwellings of a variety of styles (although it is noted that the neighbouring dwelling to the north forms one half of a pair of semi-detached houses) and where houses are of a similar style to the host dwelling, incorporating cat slide roofs on either side of a projecting front element, the depth of the subservient two storey side element varies. It is clear that a number of dwellings have been the subject of similar style extensions in the past.

While the open sided porch roof would lie within 1m of the southern boundary, the two storey extension and the first floor element above would both be set approx. 2m from that boundary. The single storey element to the other side of the dwelling would be positioned close to the flank boundary but would be set back significantly from the main front elevation, retaining the visual dominance of the original design. It is not considered that the proposal would have a detrimental impact on the spatial standards and visual amenity of the street scene.

Impact of the proposal on the residential amenities of neighbouring properties

Concerns have been raised regarding the potential impact of the proposals on the amenities of No. 74 relating to loss of privacy and loss of light. With regards to the impact of the proposal on privacy, it is noted that the proposed relocated front door would face towards the blank wall of the neighbouring property rather than towards the side light of the projecting bay window at that property. The first floor windows of the proposed extensions on this side of the property could reasonably be obscure glazed as they relate to a bathroom and landing respectively.

With regards to the enlarged side window to the sitting room, if Members are minded to granted planning permission it could be subject to a condition requiring that the ground floor flank facing windows be obscure glazed. The rear kitchen window would face towards the boundary with No. 74 but it is noted that direct overlooking would be limited as a consequence of the side boundary fence and the positioned of the side door at the neighbouring property. The relationship between

the window to the two storey front extension and the side light to the neighbouring bay window is more finely balanced. The window would be set approx. 2m from the boundary, with a distance of over 1m between the boundary and the bay window. It is noted that the existing flank elevation includes a high level obscure glazed window which limits overlooking to the side of the property from the existing accommodation.

The height above existing ground level of the proposed decking would not exceed that permitted under the tolerances of the General Permitted Development Order and the decking would be set 1m from the boundary with No. 74 and would relate to the flank elevation of the garage at No. 80.

In terms of the impact of the proposal on light to the neighbouring dwelling, it is noted that the proposed first floor rear projection would broadly align with the existing rear elevation of the neighbouring dwelling which is set deeper into its site. The height of the single storey extension which would project beyond the two storey element would be approx. 3.6m reducing to 2.5m at eaves level and the extension would retain a separation to the boundary of approx. 1m. It is not therefore considered that the proposal would overshadow the neighbouring property or the garden at the immediate rear of that dwelling. Being positioned approximately to the north of the neighbouring dwelling, the potential loss of sunlight is not considered to be significant.

With regards to the impact of the proposals on the amenities of the neighbouring property to the north of the application site, the single storey extension would be approx. 1.75m from the flank elevation of that dwelling and the proposal incorporates a pitched roof which would be approx. 2.5m high where it lies adjacent to the boundary. It is noted that the side entrance to the neighbouring dwelling is positioned towards the centre of its original flank elevation and that an additional window is positioned at ground floor level facing the boundary fence. Planning permission was granted under reference 12/01778 for extension to the dwelling including a rear extension and the approved plans indicate that this flank window serves a utility room.

Summary

It is considered that the design and scale of the proposed extensions would complement the host dwelling and would not appear unduly bulky or overdominant. The materials used would match the host property and the subservience appearance of the extensions not undermine the appearance of the original dwelling. While the open sided porch would relate to the first/floor two storey front/side extensions and would be sited within 1m of the boundary, it would not undermine the spatial standards of the street scene as a consequence of its design and position in relation to the existing flank elevation of the host dwelling.

Subject to conditions relating to the glazing to the flank elevations it is not considered that the proposal would result in a significant loss of privacy or undue overlooking. The modest depth of the rearward projection of the extensions would not result in a significant loss of daylight or sunlight or unacceptable overshadowing.

Background papers referred to in the preparation of this report comprise all correspondence on file ref: 17/03755 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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

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

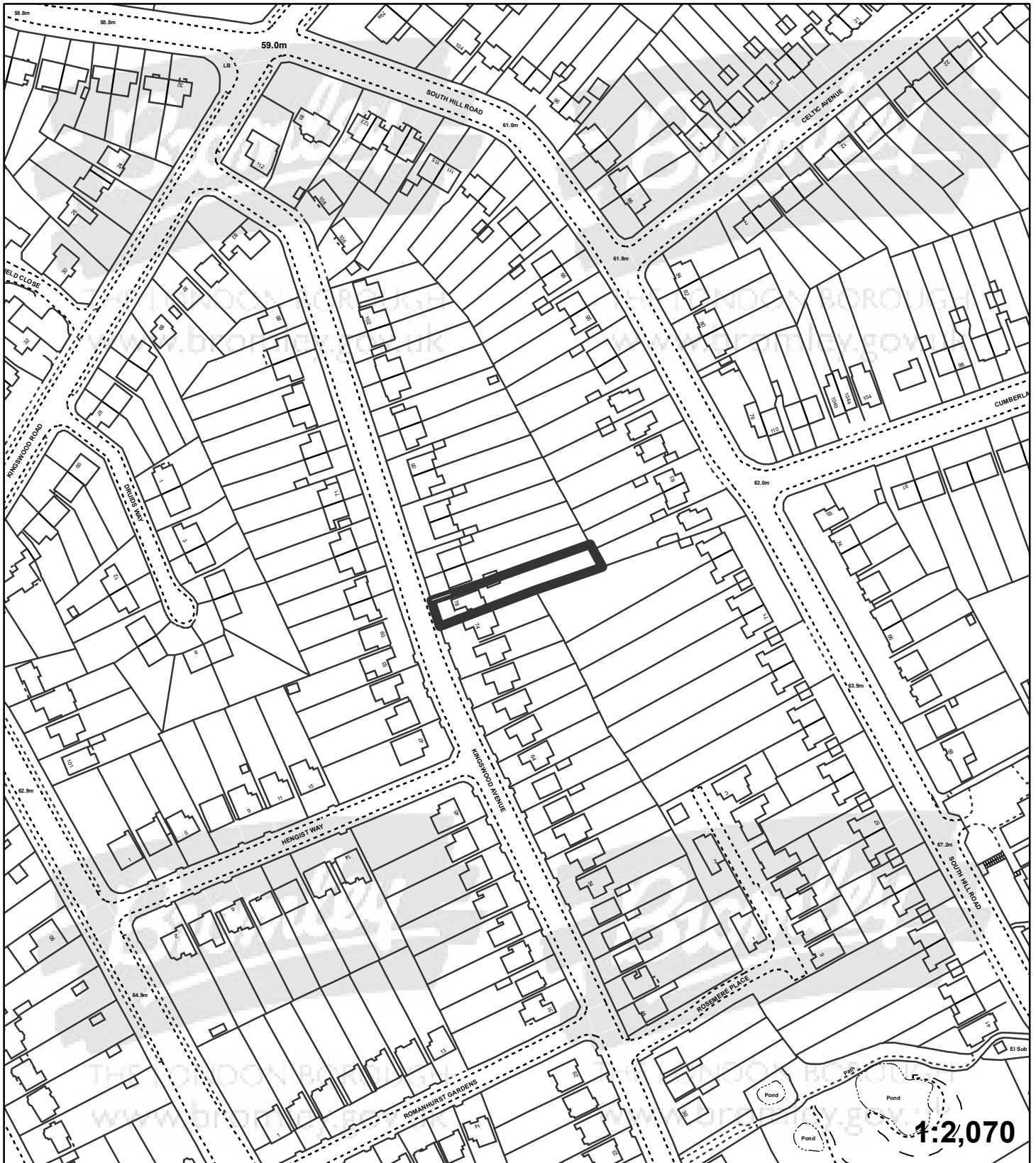
- 3 Before the development hereby permitted is first occupied the proposed windows in the south/southeastern elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window shall subsequently be permanently retained in accordance as such.**

Reason: In the interest of the residential amenities of the occupiers of the neighbouring residential dwelling and to accord with Policy BE1 of the Unitary Development Plan.

Application:17/03755/FULL6

Address: 78 Kingswood Avenue Shortlands Bromley BR2 0NP

Proposal: Two storey front and side extension with canopy porch, two storey rear extension and single storey rear and side extension, reduction in size of existing garage to become garden store and rear timber decking.



"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 : 17/03904/FULL6

Ward:
Hayes And Coney Hall

Address : 89A Hayes Lane Hayes Bromley BR2
9EF

OS Grid Ref: E: 540490 N: 167613

Applicant : Mr Kumara Karunasinghe

Objections : YES

Description of Development:

Two storey front, side and rear extension

Key designations:

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

Proposal

The proposal seeks permission for a two storey front, side and rear extension to the house. The proposed front extension will provide a porch and first floor void, projecting 1.5m to the front of the house. The side extension will have a width of 4.0m and will be constructed adjoining the side boundary of the site. The proposed rear extension will have a maximum rear projection of 5.0m.

The resulting dwelling will have a pitched roof and front gable feature. No increase in overall roof height is proposed.

The application differs from that granted at Plans Sub-Committee on 25th May 2017 in that the front, side and rear roof slopes will have high level rooflights and internal alterations made to provide accommodation in the roof space. No alterations to the bulk, scale and height from the previous permission are proposed.

Location

The site lies on the eastern side of Hayes Lane, adjacent to the entrance to the Nuffield Health Centre and Bromley Football Club. The site comprises a detached two storey dwelling. The wider area is characterised by similar residential development set within spacious plots. The site has no specific designations, however the Green Belt boundary is sited at the rear boundary of the site.

Comments from Local Residents

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

- The windows on the side facing 91 Hayes Lane would result in overlooking of neighbouring properties. This window should be obscurely glazed.

Consultations

None.

Planning Considerations

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

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design

The London Plan (2015)

Policy 7.4 Local Character
Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
G6 Land Adjoining Green Belt or Metropolitan Open Land

Emerging Local Plan

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 - Residential Extensions

Draft Policy 8 - Side Space

Draft Policy 37 - General Design of Development

Draft Policy 53 – Land Adjoining Green Belt or Metropolitan Open Land

Draft Policy 77 - Landscape Quality and Character

Other Guidance

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

Planning History

Planning permission was granted at Plans Sub-Committee on 25th May 2017 under ref. 17/01327 for a two storey front, side and rear extension.

Planning permission was granted under ref. ref. 87/01832 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.

Impact on the Character of the Area

The proposal will add a considerable amount of built development to the existing house and would significantly alter the character of the house. The extension will utilise the existing space to the side of the house and retain the existing height of the building. The resulting dwelling will have a symmetrical design with a two storey front projection and front gabled roof.

The area is characterised by a variety of house types and architectural styles, therefore it is not considered that the alteration of the dwelling in the manner proposed would detract from the character of the area or result in the loss of an important architectural feature.

Concerning the street scene, the proposal would not project significantly in advance of the established building line and would not result in a development that

would be excessively intrusive within the road. The relationship with No. 89 would also be improved by the change in design, as this would introduce a hipped roof that would reduce the bulk of the house in close proximity to the adjacent chalet dwelling.

The proposed extension will include a two storey side extension that would be constructed adjoining the flank boundary of the site.

In this case H9 of the London Borough of Bromley's Unitary Development Plan (2006) (UDP) is relevant. This policy provides (*in part*):

"When considering applications for new residential development, including extensions, the Council will normally require the following:

(i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building;"

This policy seeks to ensure *"that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas."*

It is noted that, the presence of the term '*normally*' in the body of UDP policy H9 strongly implies, a need for discretion in the application of the having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

Accordingly, it is considered that the proposed development would sit acceptably in its visual context without harming the character and appearance of the host property or its surroundings. Accordingly, no material conflict arises with those provisions of UDP policies BE1, H8 & H9 requiring development, including extensions, not to detract from the street scene or adversely impact on local character.

In regards to the impact of the development on the openness and rural character of the adjacent Green Belt land, the extension will be sited 30m from the Green Belt boundary and it is considered that the retention of this buffer would prevent any impact on the Green Belt's openness.

Impact on Neighbouring Residential Amenities

Due to the presence of the access road to the south of the site, the main impact of the proposal would be in respect to the amenities of No. 89 to the north of the site. No. 89 is sited to that it projects significantly beyond the rear wall of No. 89A. The proposed extensions would extend the rear wall of No. 89A further to the rear of the building, however it would not project to a point level with the rear wall of No.

89. The step back of the rear elevation will also separate the larger part of the extension from No. 89 by 5.5m. No. 89 has two small ground floor windows facing the site on the side elevation, one which serves a library and one that serves a living room. The living room faces eastwards onto the rear garden and benefits from multiple sources of light and outlook. The library window currently has an outlook onto the existing two storey flank wall of No. 89A. Whilst the extension would have some impact on this particular window, the resulting relationship and additional impact is not considered to be unsuitable as to warrant refusal.

The proposed rooflights in the flank elevations of the roof are considered not to impact on amenities and will be positioned at a high level. No rooflights will be inserted into the flank elevation facing No. 89.

On balance the relationship with No. 89 is therefore considered to be acceptable and would not result in a significant loss of light or loss of outlook to the existing ground floor flank windows. It is therefore considered that the proposal would respect the amenities of neighbouring residential properties and would comply with Policies BE1 and H8 of the Unitary Development Plan.

Summary

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not impact detrimentally on the character of the area and would not be detrimental to the amenities of adjoining neighbours. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file refs. 17/01327/FULL6 and 17/03904/FULL6 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

- 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. **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.

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

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

5. **Before the development hereby permitted is first occupied, the proposed window(s) in the first and second floor flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.**

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

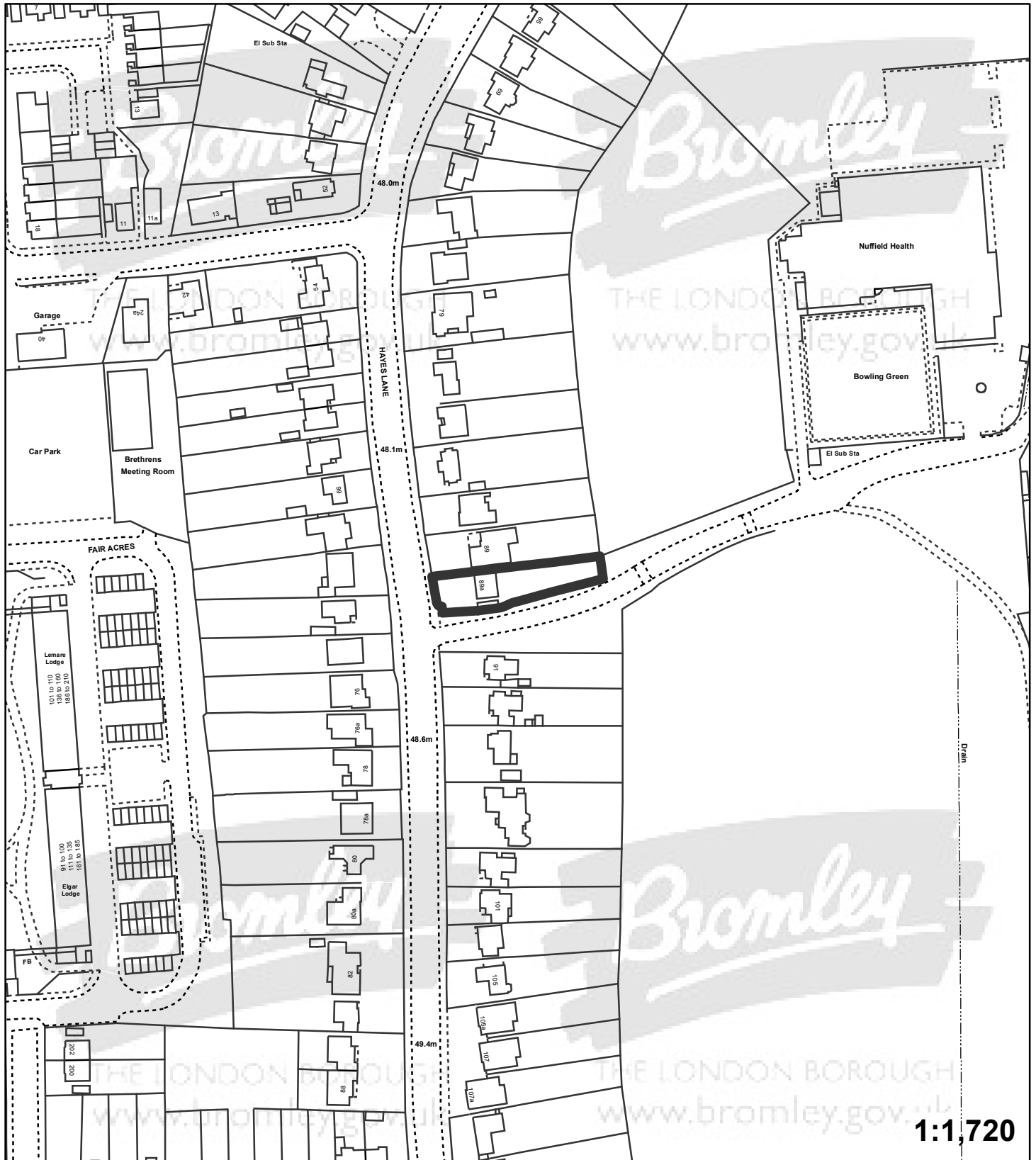
6. **No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevations of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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:17/03904/FULL1

Address: 89A Hayes Lane Hayes Bromley BR2 9EF

Proposal: Two storey front, side and rear extension



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

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

Application No : 17/03938/FULL1

Ward:
Hayes And Coney Hall

Address : 14 Kechill Gardens Hayes Bromley BR2
7NQ

OS Grid Ref: E: 540375 N: 166607

Applicant : Guy Pleasance

Objections : YES

Description of Development:

Single storey rear extension.

Key designations:

Biggin Hill Safeguarding Area
Smoke Control SCA 51

Proposal

The application seeks planning permission for a proposed single storey rear extension.

The proposed extension will have a width of 8.8m and a height of 2.45m to the eaves, with an overall height of 3.5m to the pitched roof.

The depth along the eastern flank elevation will be 4m, the extension will project 3.9m along the adjoining boundary and angle away by 45 degrees extending to a depth of 4.9m. The height of the proposal will be 2.45m to the eaves level and 3.75m to the pitched roof.

The application site is a two storey semi-detached property located on the south side of Kechill Gardens, Hayes.

Consultations

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

- o The excessive rearward projection and close proximity to the boundary between the two properties, would cause a serious erosion of the outlook and prospect of my property
- o The development would create a sense of enclosure
- o Loss of daylight
- o Overshadowing

- o The proposed modification to the previously refused planning, fail to significantly mitigate the serious erosion of outlook and prospect of my property

Planning Considerations

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

National Planning Policy Framework:

Chapter 7- Requiring Good Design

London Plan:

Policy 7.4 Local character

Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

SPG1 General Design Guidance

SPG2 Residential Design Guidance

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to: The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

The following emerging plans are relevant to this application.

Draft Local Plan:

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions

Draft Policy 37 General Design of Development

Planning History

00/02425/FULL1-Two storey side extension- Application Permitted- Date issued- 04.10.2000

04/01796/FULL6-Gable end and rear dormers incorporating rear balcony- Application Refused- Date issued-12.07.2004

15/02151/FULL6-Roof alterations to incorporate rear dormers with juliet balcony and single storey rear extension- Application Permitted- Date issued-02.09.2015

17/00472/FULL1-Single storey rear extension.-Application Refused- Date issued- 18.04.2017 Reasons for refusal:

“The proposed extension would, by reason of its excessive rearward projection, have a seriously detrimental effect on the outlook and prospect which the occupants of the adjoining dwelling might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan and Supplementary Planning Guidance No 1 General Design Principles and No 2 Residential Design Guidance.”

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.

Members should be aware of the past planning history on the site. Planning permission was previously granted under planning reference: 15/02151/FULL6 for roof alterations and a single storey rear extension with a depth of 3.8m extending along the adjoining boundary.

The refused application under reference: 17/00472/FULL1 sought to increase the depth of the single storey rear extension to 4.9m, which was refused by the Council and subsequently dismissed on appeal. It was considered by the Council and the Planning Inspector that the excessive rearward projection of 4.9m and height of 3.75m along the adjoining boundary would give rise to a significant loss of amenity to the adjoining neighbouring property at No.12. To address the previous refusal grounds the applicant has reduced the height of the proposal by 0.275m and angled the extension away by 45 degrees beyond 3.9m to 4.9m.

Design

Both national and local planning policies recognise the importance of local distinctiveness in ensuring an effective planning system which achieves favourable design. Paragraph 60 of the NPPF states that it is proper to seek to promote or reinforce local distinctiveness, whilst paragraph 61 refers to the fact that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Similarly, policies BE1 and H8 of the UDP set out a number of

criteria for the design of new development. With regard to local character and appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Whilst London Plan Policies 7.4 and 7.6 seek to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

Consistent with the previous application the proposed rear extension is not anticipated to have a detrimental impact on the character of the surrounding area. The rear extension would be sited to the rear of the host dwelling, well-screened from public vantage points, set into the gradient of the site. Furthermore, the materials for the external surfaces of the building would complement those of the host dwelling, compliant with the Policy Objectives of the UDP, London Plan and NPPF.

Impact on Residential Amenity

The main consideration in the assessment of this planning application is the impact the proposal will have to the amenities of the adjoining neighbouring property at No.12. 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. This is supported by Policy 7.6 of the London Plan.

As outlined above, planning permission was previously granted for a 3.8m extension along the adjoining boundary. It was considered previously that the increase in depth along the adjoining boundary of 4.9m represented a significant material difference from the previously permitted application. By constructing a development of this scale along the boundary line would create an overbearing sense of enclosure to the rear window serving the living room of the neighbouring property, leading to a significant loss of visual harm by reason of loss of outlook and prospect.

Additionally, the Planning Inspectorate considered that the height of the extension and depth at 4.9m deep along the shared boundary 'would be of quite a significant depth which I note is greater than that previously approved. By virtue of its height and depth, I consider that the proposal would give rise to a serious erosion of the outlook from the French doors serving the dining room of no12'.

The revised proposal seeks to reduce the extension to 3.9m along the shared boundary and then angle the extension away by approximately 45 degrees to its full length of 4.9m. The other notably amendment is the reduction of the roof height from 3.75m to 3.5m. Whilst it is considered that the proposal will lead to a loss of outlook and prospect to the adjoining occupier, this has already been established by the grant of permission under reference: 15/02151/FULL1. It is considered that the layout of the extension by angling away the additional 1 metre and reducing the extension in height would create a satisfactory relationship between the two properties. Therefore, it is considered on balance, that the revised proposal would

not cause any undue harm above that of the permitted single storey rear extension granted under 15/02151/FULL1.

Nevertheless, Members must consider whether the amendments made to the scale and layout of the proposed extension would merit a grant of permission and mitigate the additional impact on the adjoining neighbouring property at No.12.

Summary

Taking into account the above, Members may therefore consider that the development in the manner proposed is acceptable. It is considered that the revised scale, layout and design of the proposal has overcome the refusal grounds from the previous application and would not cause any undue harm above that of the permitted single storey rear extension under planning reference: 15/02151/FULL1.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/03938 and any other applications on the site 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:17/03938/FULL1

Address: 14 Kechill Gardens Hayes Bromley BR2 7NQ

Proposal: Single storey rear extension.



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

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

Application No : 17/02050/FULL6

Ward:
Kelsey And Eden Park

Address : 25 Bucknall Way Beckenham BR3 3XL

OS Grid Ref: E: 538215 N: 167851

Applicant : Mr L Meddick

Objections : YES

Description of Development:

Outbuilding at rear

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

The application site is a two storey detached dwelling located on the east side of Bucknall Way and adjacent to an Area of Special Residential Character (ASRC), a Site of Interest for Nature conservation (SINC) and Metropolitan Open Land (MOL). This application proposes the erection of a garden room. Submitted plans, scaled, indicate a mono pitch roof building 5.5m x 6m (33 sqm). The height of the building will be 2.8m increasing to 3.25m. Glazed bi-folding doors are indicated to the north elevation (glazing c 4.2m wide) and the building will be timber clad. The building will be sited to the south-east corner of the garden.

The supporting statement advises that the outbuilding will be used as a garden room and for storage of gardening maintenance equipment. It states that the applicant will accept any reasonable biodiversity enhancement measures to enhance the adjacent SINC as a condition.

The application has been submitted in order to address refusal grounds to a previous scheme.

Consultations

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

- o Too big and out of character with surroundings

- o proposed building is on a raised garden area in direct view of our house. It is not being built as a shed, but as somewhere to spend time, so there will be noise and light coming from it.
- o light and noise pollution
- o dangerous precedent if buildings of this size were permitted on the estate with relatively small back gardens and relatively dense concentration
- o cumulative impact of existing large extension to 25 Bucknall Way and addition of a new building - create feeling of being hemmed in
- o previous shed belonged in other garden and was behind a fence. No. 25 bought the land, and now want to build on it, creating a structure that will be in full view of us and our neighbours.
- o Affect house value and future sale
- o Revised plans do not show an apparent difference in size/ scale
- o Query over retention of conifer trees
- o Clarification re height of the proposed outbuilding in relation to the existing fence - will significantly project over the current rear fence
- o would support an outbuilding of more reasonable proportions
- o structures in place without benefit of planning permission

Tree Officer

Previous comments from the Council's Tree Officer note that the design and access statement indicates the intention to retain existing trees in the vicinity of the proposed outbuilding. Looking at the design of the building, it would appear that there will be conflict with trees at some point during construction or post completion. The statement also mentions the use of planning conditions to secure details of specialised foundations.

The four horse chestnut trees are considered the most significant feature of the plot and are cohesive with trees situated on neighbouring land. The cypress trees located beyond that have been planted to serve a purpose most likely for screening.

The below ground impact can be addressed through the adoption of non-invasive foundations. Pruning pressures are likely to be created as a result of the development (however, temporary protection can be offered by way of condition. Conditions are suggested in the event planning permission is granted).

Planning Considerations

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

BE1 Design of New Development
 H8 Residential Extensions
 NE2 Development and Nature Conservation Sites
 NE7 Development and Trees

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances. Relevant policies to this application include:

Draft Policy 37 General Design of Development
Draft Policy 6 Residential Extensions
Draft Policy 73 Development and Trees

Policy 7.4 London Plan

The planning history reveals planning permission 97/02062, for the original housing development. Condition 19 of this permission restricts permitted development rights. Application reference 14/04725 was granted permission for a single storey rear extension.

Application ref 16/03392 for the erection of garden room was refused for the following reason:

"The proposal would be overdominant and adversely harmful to the adjacent Metropolitan Open Land and Site of Interest for Nature Conservation, and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact, loss of privacy and amenity in view of its size, height, siting and extent of glazing, thereby contrary to Policies BE1, NE2 and G6 of Bromley's Unitary Development Plan".

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties and whether it has overcome previous reasons for refusal.

This scheme seeks to address refusal grounds and the supporting statement to the application advises that the footprint has been reduced to 33sqm (previously 41.6sqm), that the revised mono-pitch roof design reduces the overall height to a maximum of 3.2m (previously 4.3m to top of ridge) and a window has been removed from the western elevation.

A number of local objections are received to the scheme and include that the reductions of the scheme still result in (given the land levels) a dominant form of development that '...is not being built as a shed, but as somewhere to spend time, so there will be noise and light coming from it...'. Many of the concerns arise from the potential noise and light disturbance that may come from the use of the building.

A window has been removed from the western elevation; the only glazing to the garden room is located to the north elevation and constitutes what appears to be bi-fold glazed doors c 2m in height and extending c 4.2m in width.

The size and siting of the garden room in itself, subject to the retention of the trees, is unlikely to have such an overbearing impact on neighbouring amenity nor on the adjacent SINC as to now raise planning concern. However, the use of the structure as a garden building with the extent of glazing that still remains is likely to result in an un-neighbourly relationship given the context within which it sits. It is located on higher land levels, the adjacent gardens to the north and south are limited in area, and the use of the structure as a garden room is likely to result in a level of use, that given the proximity and relationship to adjacent properties could bring noise and disturbance at times where there may not otherwise be.

There remains uncertainty around the lawfulness of the existing structures within the application site and how these may relate to the proposed development. The extent of glazing and opening to the north elevation has capacity to result in an unacceptable level of sound transference particularly towards the neighbouring property at No 23. There remains a level of oblique overlooking when viewed from the neighbouring property (photos on file).

Neighbouring concerns are raised in respect of the impact on trees and their retention. The application advises that all trees are to remain. The tree officer previously noted that the horse chestnut trees are considered the most significant feature of the plot and are cohesive with trees situated on neighbouring land. The cypress trees located beyond that have been planted to serve a purpose most likely for screening.

The horse chestnut trees are considered to have a wider amenity value however it is noted that they are not subject to a tree preservation order and planning conditions may offer some temporary protection to them although pruning pressures are likely to be created as a result of the development.

It may be considered that this revised scheme has gone some way to address previous concerns in respect of visual impact however it remains a finely balanced case in respect of the impact of the proposed garden room on adjacent residential amenity. Given the concerns raised above it is considered that the proposed garden room will result in an unacceptable impact on neighbouring amenity.

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

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 01 The proposal would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of loss of privacy and amenity in view of its extent of**

glazing thereby contrary to Policy BE1 of Bromley's Unitary Development Plan.

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Application:17/02050/FULL6

Address: 25 Bucknall Way Beckenham BR3 3XL

Proposal: Outbuilding at rear



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

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