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DATE: 13 April 2021

To: Members of the
PLANS SUB-COMMITTEE NO. 2

Councillor Peter Dean (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Mark Brock, Nicky Dykes, Simon Fawthrop, Colin Hitchins, Josh King,
Neil Reddin FCCA and Richard Scoates

A meeting of the Plans Sub-Committee No. 2 will be held on **THURSDAY 22 APRIL 2021 AT 6.00 PM**

PLEASE NOTE: This is a 'virtual meeting' and members of the press and public can see and hear the Sub-Committee by visiting the following page on the Council's website – <https://www.bromley.gov.uk/councilmeetingslive>
Live streaming will commence shortly before the meeting starts.

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 e-mail lisa.thornley@bromley.gov.uk
(telephone: 020 8461 7566) or committee.services@bromley.gov.uk

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 18 FEBRUARY 2021 (Pages 1 - 4)

4 PLANNING APPLICATIONS

Report No.	Ward	Page No.	Application Number and Address
4.1	Hayes and Coney Hall	5 - 12	(18/03074/RECON) - 8 Speldhurst Close, Bromley, BR2 9DT
4.2	Darwin	13 - 24	(20/03545/FULL1) - Land Adjacent Bramlyns, Cudham Lane North, Cudham, Sevenoaks
4.3	Bickley	25 - 40	(20/04321/FULL6) - 1 Oldfield Close, Bromley, BR1 2LL
4.4	Kelsey and Eden Park	41 - 50	(21/00271/FULL6) - 42 Bucknall Way, Beckenham, BR3 3XN
4.5	Petts Wood and Knoll	51 - 60	(21/00372/FULL6) - 14 Silverdale Road, Petts Wood, BR5 1NJ
4.6	Petts Wood and Knoll	61 - 70	(21/00910/PLUD) - 25 Woodland Way, Petts Wood, Orpington, BR5 1NB

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

The Council's [Local Planning Protocol and Code of Conduct](#) sets out how planning applications are dealt with in Bromley.

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 6.00 pm on 18 February 2021

Present:

Councillor Peter Dean (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Mark Brock, Nicky Dykes, Simon Fawthrop,
Colin Hitchins, Josh King, Neil Reddin FCCA and
Richard Scoates

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 DECEMBER 2020

RESOLVED that the Minutes of the meeting held on 10 December 2020 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

4.1 WEST WICKHAM

(20/02367/FULL1) - 9 Copse Avenue, West Wickham, BR4 9NL

Description of application – Demolition of existing bungalow and construction of 2 x 3 bedroom semi-detached properties with cycle and bin storage, paved driveways, steps leading down to each rear garden. Covered pathway with roof to side of Plot 9 with new brick wall (adjacent to No. 33 Boleyn Gardens). Existing vehicular crossover widened to Plot 9a and erection of carport with mansard roof to the side of new property, new brick wall (adjacent to No. 11 Copse Avenue).

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

The Development Management Team Leader – Major Developments, reported that following objections from Street Trees and Highways Officers, revised plans had been received confirming that the proposal for a

new dropped kerb had been abandoned. There would, therefore, be no loss of trees and the existing crossover would be retained.

It was also reported that updated drainage plans had been received and circulated to Members.

Committee Member and Ward Member, Councillor Brock stated that the building line of the proposed development protruded further than neighbouring properties and was therefore out of keeping with the surrounding area. The establishment of a communal car park would also be out of keeping with the area. The majority of properties in the locality benefitted from large gardens however, this proposal would result in the existing garden being divided into two small areas. For the reasons outlined above, Councillor Brock moved that the application be refused. Councillor Fawthrop seconded the motion.

The Development Management Team Leader – Major Developments, reported that all matters relating to amenity space were policy compliant.

Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** on the following ground:-

1. The proposal by reason of the building line, communal parking area and garden space would constitute an overdevelopment of the site and would detract from the character and appearance of the area, contrary to Policies 6 and 37 of the Bromley Local Plan.

4.2 PETTS WOOD AND KNOLL

(20/04906/FULL6) - 77 Lynwood Grove, Orpington, BR6 0BQ

Description of application – Addition of a barn hip and 2 Velux windows to existing roof. RESTROSPECTIVE APPLICATION.

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

It was reported that further photographs, a letter of support and one further objection had been received and circulated to Members.

Councillor Fawthrop outlined the further objections received from the original objector but could find no planning grounds on which to refuse the application. He moved that the application be permitted and requested the addition of a condition in regard to the removal of HMO (House in Multiple Occupation) Permitted Development Rights. The Chairman seconded the motion.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the following condition which was omitted from the report of the Assistant Director, Planning and Building Control:-

1. The Development shall be retained strictly in accordance with the application plans, drawings and documents hereby approved.

Reason: To ensure that the development is retained in accordance with the approved documents, plans and drawings submitted with the application in the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan.

The following condition was also added:-

2. Notwithstanding the provisions of Class L of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order shall the dwellinghouse be converted from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies 6 and 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.

The meeting ended at 6.18 pm

Chairman

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Agenda Item 4.1

Committee Date	22.04.2021	
Address	8 Speldhurst Close Bromley BR2 9DT	
Application Number	18/03074/RECON	Officer - Suzanne Lyon
Ward	Hayes and Coney Hall	
Proposal	Minor material amendment to planning permission 18/03074/FULL6 granted for 'ground floor rear and side and first floor rear extension with elevational alterations' to allow an increase in height. Part retrospective	
Applicant	Agent	
Mr & Mrs Anand Kaliaperumal	N/A	
8 Speldhurst Close Bromley BR2 9DT	N/A	
Reason for referral to committee	Previously reviewed at committee	Councillor call in

RECOMMENDATION	Application Permitted
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KEY DESIGNATIONS
<ul style="list-style-type: none"> • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 8 • Tree Preservation Order

Representation summary	Neighbour letters were sent <u>05.02.20</u>
Total number of responses	4
Number in support	0
Number of objections	4

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would not impact on the character or appearance of the host property or surrounding area.
- No unacceptable impact would arise to neighbouring occupiers;

2 LOCATION

- 2.1 The application site is a two storey detached property located on the northern side of Speldhurst Close, a cul-de-sac of 21 properties.



3 PROPOSAL

- 3.1 Approval is sought for minor material amendments to the development granted planning permission under reference 18/03074/FULL6 granted for 'ground floor rear and side and first floor rear extension with elevational alterations' to allow an increase in height.
- 3.2 This application was presented to Plans Sub Committee 2 on 10th December 2020 where Members resolved to defer the application, without prejudice, to seek a clarification regarding encroachment. This is a civil matter and is not normally considered to be a matter covered by planning.
- 3.3 The applicant has considered the request of the Committee and supporting information and photos have been received. A Council Officer has also visited the site. The applicant has proposed the following steps to address the issue of encroachment:

1. Remove 50 mm insulation board
2. Cut top roof around 70 mm and finish with fibre glass
3. Capping the space between two walls with overlap on brick wall, lead code5 (flashing) to stop water going in
4. Instead of insulation board (grey) the wall will be finished with render and painted with masonry paint.

3.4 The original report has been updated where necessary.

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

- 17/00130/FULL6 - Demolition of existing garage and construction of ground and first floor rear extensions and single storey side extension with rooflights and canopy area to front. - Permitted 20.03.2017
- 18/03074/FULL6 - Ground floor rear and side and first floor rear extension with elevational alterations – Permitted 26.09.2018

5 CONSULTATION SUMMARY

5.1 Adjoining Occupiers (summary)

- Built incorrectly - point addressed in paragraph 7.1
 - Has been built 450mm higher than their old garage roof
 - New bedroom extends backwards to the very limits possible and overhangs and wraps around our wall.
 - Wrong materials have been used
 - Should enforce the original materials and require the height of the bedroom be brought down to the original height of the old garage.
- Impact on amenities - point addressed in paragraph 7.2
 - Impinged on quality of life and has impacted on light and outlook
 - Poorly finished blank wall
 - Plans were deceiving
 - Location plan does not show correctly how properties link together
 - Difficult to read the measurements attached to the plans submitted
 - Do not show how the old and new compare and relate to 9 Speldhurst Close

Please note the above is a summary of the material planning considerations and the full text is available on the council's website.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2021). The NPPF does not change the legal status of the development plan.

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

6.5 London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.6 Bromley Local Plan 2019

- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 37 General Design of Development
- 41 Conservation Areas

6.7 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Enforcement History

7.1.1 The site was subject to permission under planning ref. 18/03074/FULL6, for a 'Ground floor rear and side and first floor rear extension with elevational alterations'. The development has not been built to plan. An open enforcement case is ongoing.

7.1.2 The alterations needed to ensure the submitted drawings can be implemented are outlined in the assessment below. The following assessment is based on the submitted drawings.

7.2 Design – Layout, scale – Acceptable

- 7.2.1 The proposed two storey rear extension would be of the same siting and footprint as the permitted scheme however, this current proposal increases the height of the extension. At the rear, the single storey rear extension increases in height and width by 0.14m, and at the side the extension increases in height by 0.2m to a maximum of 3.38m. The plans have also been amended to reflect the uneven ground levels of the site. The submitted plans also include alterations to the roof to resolve the issues of encroachment, as detailed in paragraph 3.3 above.
- 7.2.2 The development is sited at the side and rear of the property. The increase in height at the side is visible from the street however given the modest increase of 0.2m, it is not considered to result in a significant impact on the appearance of the property or wider street scene.
- 7.2.3 The finishing materials include brickwork and render, in accordance with the approved plans (18/03074/FULL6).
- 7.2.4 In the light of the permission granted under reference 18/03074/FULL6 it is considered that the minor material amendments would have no significant impact on visual amenity and the appearance of the host dwelling.

7.3 Residential Amenity – Acceptable

- 7.3.1 The proposal seeks to increase the height and width of the rear extension by 0.14m, providing a minimum of 1m separation to the shared flank boundary. The proposal also includes an increase in the height of the side extension by 0.2m. The plans have also been amended to reflect the uneven ground levels of the site. When viewed from the front the side element has a height of 3.05 – 3.38m. It is noted that the development is located along the shared flank boundary with No.9 Speldhurst Close therefore there may be a slight increased impact on amenity due to the increase in height, however it is also noted that shared boundary line is staggered and the footprint of No.9 wraps around this extension at the rear. As such, it is not considered to impact significantly on light or outlook of this neighbouring property.
- 7.3.2 The proposal also includes an increase in the height of the single storey rear extension by 0.14m and width by 0.14m. This element maintains 1.15m side space to the shared flank boundary with No.9. Given the separation and modest increase in height, it is considered that the minor material amendment does not impact significantly on the amenities of this neighbouring property over and above that of the approved plans.
- 7.3.3 The neighbouring property to the west, No.7, is orientated at 90 degrees to the application site and the proposal maintains approximately 7m side space to the western flank boundary, it is therefore considered that the proposal does not result in a significant impact on the light, outlook or privacy to this neighbouring property.

7.3.4 Concerns have been raised regarding encroachment over the boundary. These concerns are noted however this is a private legal matter and is not normally considered to be a matter covered by planning. Nonetheless, a revised plan has been submitted (07.04.21) which includes the alterations as set out in paragraph 3.3. As such a condition will be included with any permission to ensure the changes are carried out in accordance with the approved plans.

7.3.5 Having regard to the scale, siting and separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

8 CONCLUSION

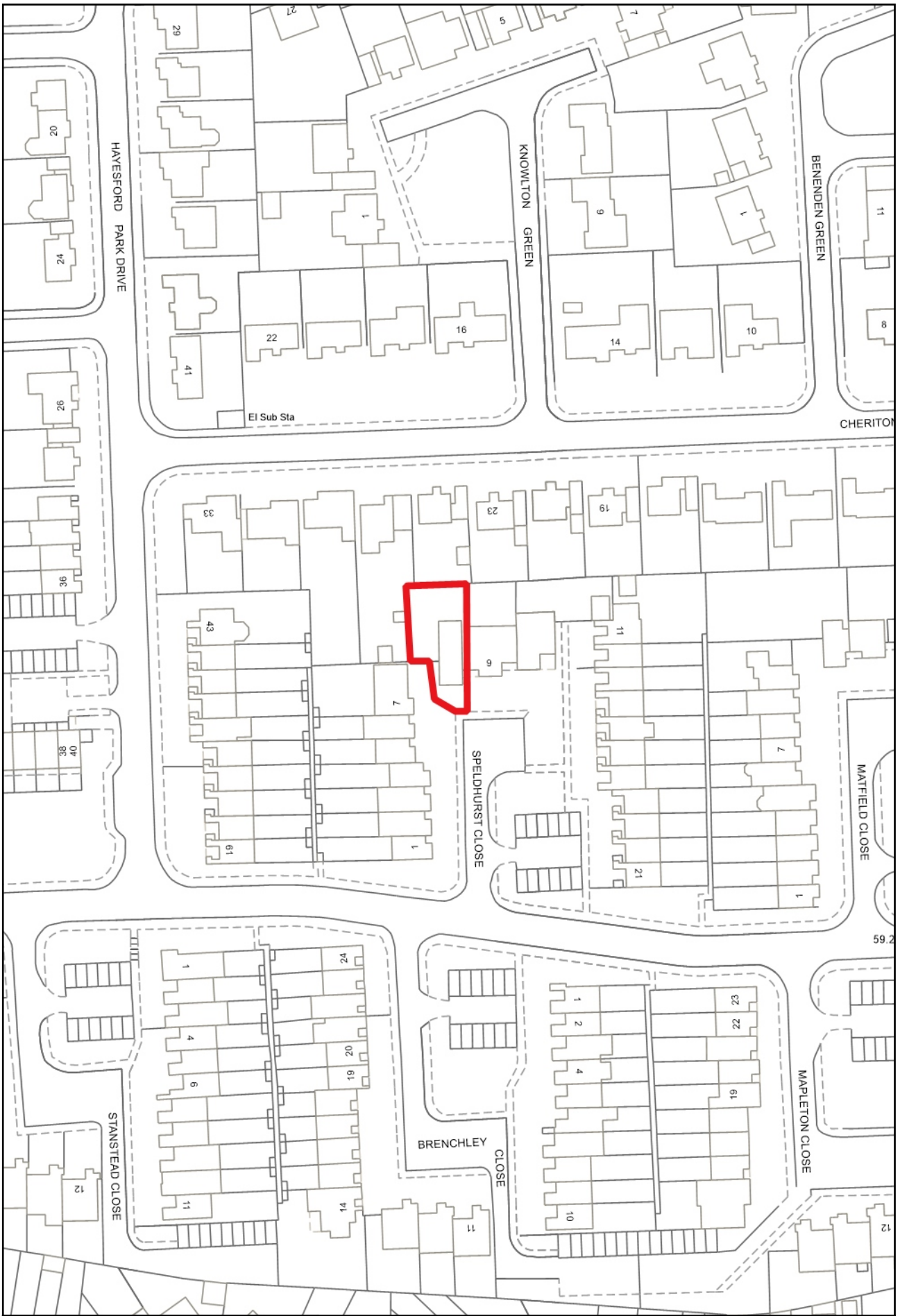
8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would not result in a significant impact on the character and appearance of the surrounding area or harm the amenities of neighbouring residential properties.

8.2 Based on the facts of this case and enforcement involvement, it is considered prudent to include a condition to ensure the proposed works are completed within 3 months of the date of decision.

RECOMMENDATION: Application Permitted

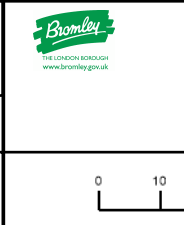
Subject to the following conditions:

- 1. Works completed within 3 months**
- 2. Materials in accordance with plans**
- 3. Complete in accordance with plans**



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 Ordnance Survey 100017661.

13 April 2021



18/03074/RECON-8 Speldhurst
 Close
 Bromley
 BR2 9DT

0 10 20 30 40 50 60 metres

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Agenda Item 4.2

Committee Date	22 nd April 2021	
Address	Land Adjacent Bramlyns Cudham Lane North Cudham Sevenoaks	
Application Number	20/03545/FULL1	Officer - Lawrence Stannard
Ward	Darwin	
Proposal	Installation of crossover to provide vehicular access with access gate.	
Applicant	Agent	
Mr Antony Bond	Mr Alistair Berry	
20 Armstrong Close Halstead TN147BS	Bromley Civic Centre 1st Floor North Block Stockwell Close Bromley BR13UH	
Reason for referral to committee	Councillor call in	
	Outside Delegated Powers	No

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Green Belt Sites of Interest for Nature Conservation Adjacent – Site Interest Nature Conservation</p>

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 8th January 2021 • A Press Advert was published on the 20th January 2021 • A Site Notice was displayed on the 17th February 2021.
Total number of responses	1

Number in support	0
Number of objections	1

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in an unacceptable impact upon the openness and visual amenity of the Green Belt.
- The development would not result in an unacceptable impact upon the general character of the area or visual amenity of the street scene.
- The development would not adversely affect the amenities of neighbouring residential properties.
- The development would not adversely impact upon Highway safety.

2 LOCATION

2.1 The application site lies to the eastern side of Cudham Lane North, to the north of the junction with Cudham Park Road.

2.2 The site forms a field adjacent to the northern boundary of the residential property at Bramlyns, Cudham Lane North.

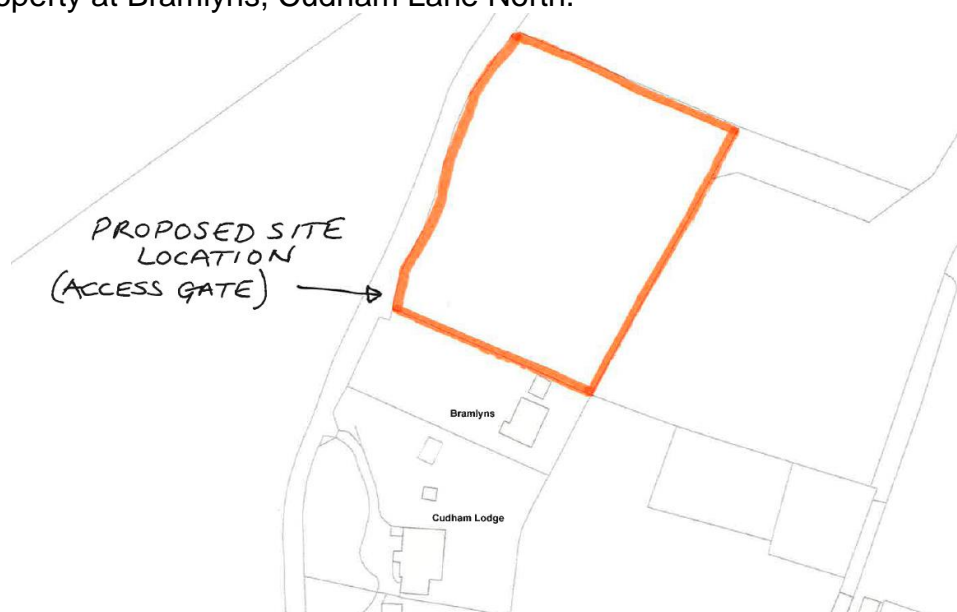


Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission for the installation of a crossover to provide vehicular access with access gate from Cudham Lane North.
- 3.2 The application states that access to the field at this point is required for the construction and ongoing maintenance of highway drainage assets at this location. The underground soakaway proposed will provide additional capacity to address long standing surface water flooding issues in Cudham Lane North.
- 3.3 The additional soakaway needs to be located away from pre-existing drainage assets and close to a point at which a cleaning vehicle can get off the road to undertake maintenance, hence the need for an additional access.
- 3.4 The proposed development would include wooden posts and rails with wire support, and a galvanised agricultural gate with a width of 3.8m and height of 1.3m.

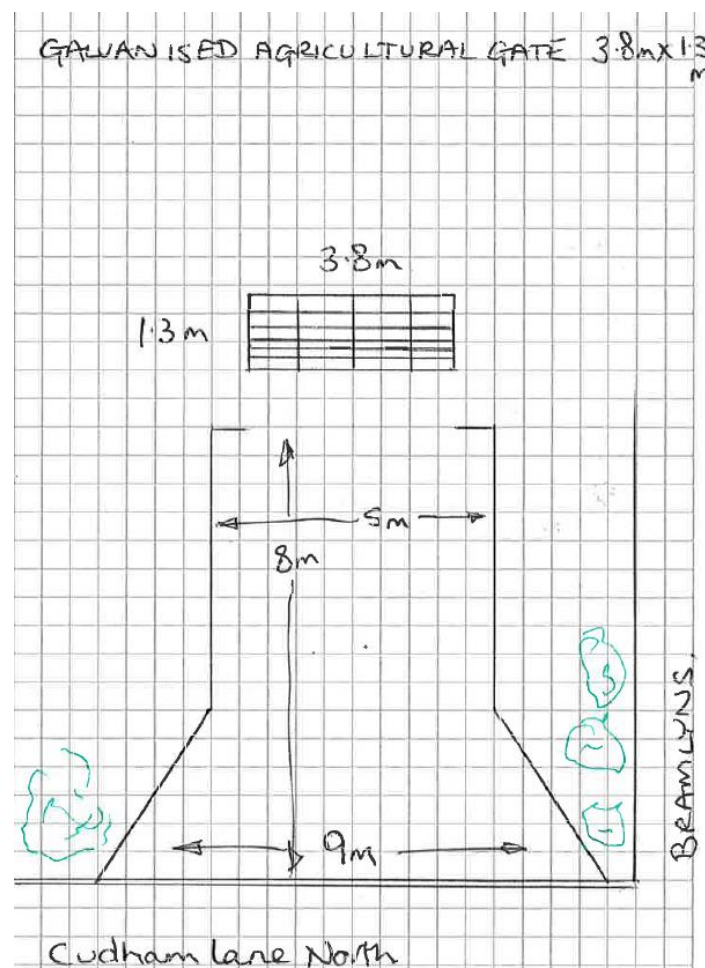


Figure 2: Proposed Floor Plan

4 RELEVANT PLANNING HISTORY

- 4.1 The application site itself has no previous planning history, though the adjacent field to the north, known as 'Land Between Bramlyns and 131 Cudham Lane North' was previously the subject of an application under ref: 90/00323/FUL, which granted permission for the widening of existing access and laying out of hardstanding.

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

No comments were received from Local Groups.

C) Adjoining Occupiers

The following comments were received from adjoining occupiers.

Objections

Access (Addressed in Para 7.1 and 7.3)

- The application drawings refer to there being no existing entrance, but this is incorrect – there are two other entrances.
- These other entrances have previously been used to bring in wide heavy commercial machinery and any vehicles required for the drainage scheme could move through internal gates without problem.

Visual Impact (Addressed in Para 7.1 and 7.2)

- The land is in fact one large area of grass land owned by the applicant within the Green Belt.
- Would destroy the hedgerow and cover a large area of land with impermeable material.
- Encroachment of the new hardstanding surface laid inside the gate on open countryside will be harmful to the character and visual amenities of the area.
- Would set an undesirable precedent for similar crossover accesses for sub-divided land.
- If granted, the same conditions should apply that did to ref: 90/00323/FUL.

Drainage (Addressed in Para 7.3 and 7.4)

- Boundary hedgerow is already part of a natural sustainable system and provides sustainable drainage, reduces pollution and provides a habitat for wildlife.
- Proposal is contradictory in that a soakaway is being put in place due to surface water but the proposal itself will substantially increase the existing surface water.

A response to the above objections was received by the applicants by way of a 'general comment' to the application to provide clarification on the following points. It was therefore included within the summary of representations received, however the points are summarised below;

- The works are at the instigation of Bromley Highways who are aware of flooding due to excessive rainwater having a detrimental affect to the road and residents.
- The highways teams will need access to the field to construct and then maintain and clear the soakaway on a regular basis and using the present access across a field would be impossible for regular maintenance vehicles from Bromley Highways.
- There is only one entrance to the land at present, not two. The first photo (in the objection) is for different owners land and has never been part of the land in question since 1980.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

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

6.5 National Policy Framework 2019

6.6 The London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design
- G2 London's Green Belt

6.7 Bromley Local Plan 2019

- 30 Parking
- 32 Road Safety
- 34 Highway Infrastructure Provision
- 37 General Design of Development
- 49 Green Belt
- 73 Development and Trees
- 75 Hedgerows and Development
- 123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Design and Trees – Acceptable

- 7.1.1 The proposed development would introduce an additional crossover on the eastern side of Cudham Lane North to provide vehicular access to the field.
- 7.1.2 There are other similar entrances within the area on Cudham Lane North, and the development would therefore not appear out of character with the general area.
- 7.1.3 The proposed gate would measure 1.3m high and 3.8m wide and would be set back 8m from the highway. It is considered that it would not appear excessive in its height or overall scale and given its set back it would not appear highly visible within the street scene.
- 7.1.4 The development would result in the removal of part of the existing hedgerow. Policy 75 indicates the Council “will resist the removal of significant hedgerows, particularly ancient hedgerows”. However, if the proposal is considered to be necessary and without viable alternative the policy states that “where a hedgerow is to be removed, the Council will [...] require its replacement with native hedgerow species.”.
- 7.1.5 The application states that the additional access to the field is required for the construction and ongoing maintenance of highway drainage assets at this location. The additional soakaway needs to be located away from pre-existing drainage assets and close to a point at which a cleaning vehicle can get off the road to undertake the maintenance.
- 7.1.6 It is therefore considered that the additional gate at this location is necessary to implement the construction and maintenance of highway drainage assets.

7.1.7 Subject to a condition to ensure the planting of native hedgerow species adjacent to the vehicular entrance to form a hedge at least the length of the section to be removed, no objection is raised by Tree Officers and the development is considered acceptable in terms of its overall impact on the character and visual amenity of the area.

7.2 Green Belt - Acceptable

7.2.1 Paragraphs 133 - 147 of the NPPF sets out the Government's intention for Green Belt. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2.2 Paragraphs 143 - 147 deal specifically with development proposals in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.2.3 Para 146 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include engineering operations.

7.2.4 The creation of the vehicular crossover to provide access to the property would be considered an engineering operation and would therefore not be inappropriate development within the Green Belt, provided its openness is preserved and it does not conflict with the five purposes of including the land in the Green Belt.

7.2.5 The development would provide a dropped kerb to provide vehicular access, rather than the erection of any structure and it is therefore considered that the development would not impact detrimentally upon the openness of the Green Belt. Given that it would also not conflict with the five purposes set out in the NPPF for including land in the Green Belt, the development would not be considered inappropriate development.

7.2.6 The proposed gate would be of a modest height of 1.3m and would not appear highly visible following the planting of the additional hedgerow requested by condition. Whilst the gate would have some impact on the openness of the Green Belt given that it would introduce additional development, its impact would be modest and would be outweighed by the need of the access gate to allow the highway drainage assets to be constructed and maintained.

7.2.7 It is considered that the crossover and vehicular access would not harm the openness and visual amenity of the Green Belt, whilst any impact resulting from

the proposed gate would be outweighed by the very special circumstances which demonstrate the need for the additional access.

7.3 Highways – Acceptable

7.3.1 The proposal would result in an access gate on Cudham Lane North to provide access in relation to a project to install a drainage system within the site. Highways Officers have confirmed that they have no objection in principle to an additional access at the proposed location.

7.3.2 The surface proposed for the entrance would consist of hardstanding, which Highways Officers have noted as preferable to loose surfaces which can cause a hazard on the highway.

7.3.3 Highways Officers also stated that the gates should be set back by at least 4.5m to enable a vehicle to stand clear of the highway while gates are opened or closed to ensure that vehicles would not block traffic on the road. The proposed gate would be set 8m from the highway and is therefore considered to provide sufficient space to ensure that there is no adverse impact on highway safety.

7.3.4 Having regard to the above, Highways Officers have confirmed that they would have no objection with regards to the impact on highways safety.

7.4 Drainage – Acceptable

7.4.1 The proposed entrance would be levelled to drainage away from the public highway and prevent any new run off flowing onto the public highway.

7.4.2, It has also been confirmed that the proposed hardstanding would be constructed with a permeable material that is not loose bound or gravel.

7.4.3 Having regard to the above, Highways and Drainage Officers have both confirmed that they would have no concerns in relation to any impact from surface water drainage and that the proposed scheme is acceptable from this perspective.

7.5 Residential Amenity – Acceptable

7.5.1 The proposed development would not result in the addition of any building or structure that would result in a detrimental impact on the amenities of neighbouring properties by way of loss of light, outlook or privacy.

7.5.2 Furthermore, it is not considered that it would result in any significant adverse impact by way of noise or disturbance to nearby residents.

8 CONCLUSION

8.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable as it would not result in any unacceptable level of harm to the openness of the Green Belt or the general character and visual

amenity of the area, and would not impact adversely on neighbouring amenity. Furthermore, it would be acceptable from a highways and drainage perspective.

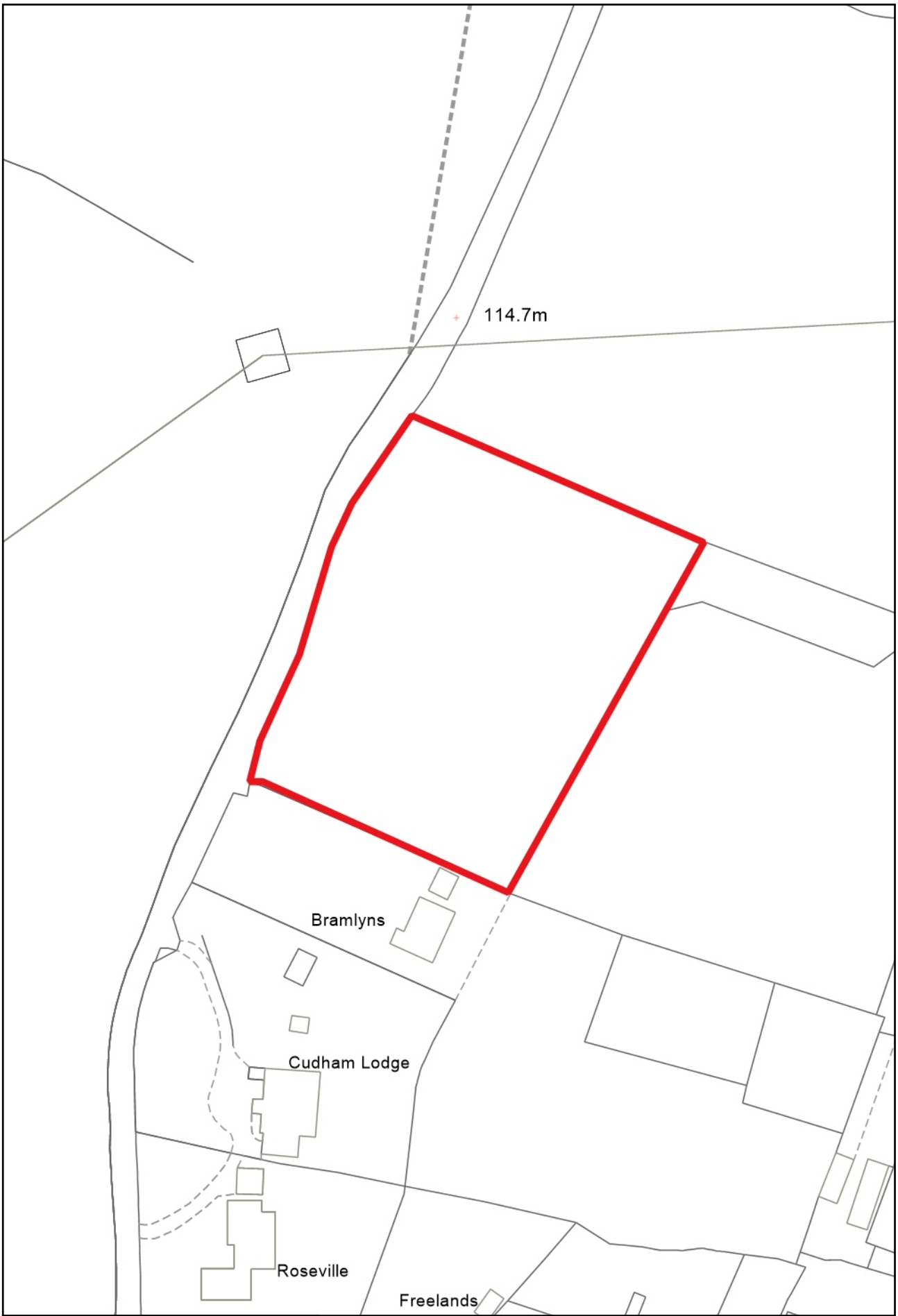
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions and any other planning condition(s) considered necessary or require amendment by the Assistant Director of Planning

- 1. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. In accordance with approved plans**
- 4. Planting of native hedgerow species prior to occupation**

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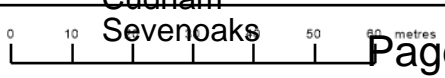


20/03545/FULL1-Land Adjacent
 Bramlyns
 Cudham Lane North
 Cudham
 Sevenoaks



13 April 2021

1:1250



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Agenda Item 4.3

Committee Date	22.04.2021	
Address	1 Oldfield Close Bickley Bromley BR1 2LL	
Application Number	20/04321/FULL6	Officer - Louisa Bruce
Ward	Bickley	
Proposal	Alterations to planning application reference: 19/03722/FULL6 to include obscure glazed windows to the first floor flank elevation, alterations to rear doors on rear facade, alterations to brick detailing and render. Addition of front porch and single storey rear extension. Velux Windows at roof level	
Applicant	Agent	
Mr Loughman	Mr Sanjay Kanadia	
1 Oldfield Close Bickley Bromley BR1 2LL	Spillways Ltd 260 Sherwood Park Avenue Sidcup DA15 9JN	

Reason for referral to committee	Previous application went to PSC	Councillor call in No
---	----------------------------------	-------------------------------------

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area</p> <p>London City Airport Safeguarding</p> <p>Smoke Control SCA 12</p>

Representation summary	Neighbours were notified of the development on 19 th January 2021.	
Total number of responses	3	
Number in support	0	
Number of objections	3	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area.
- The development would not adversely affect the amenities of neighbouring residential properties.

2. LOCATION

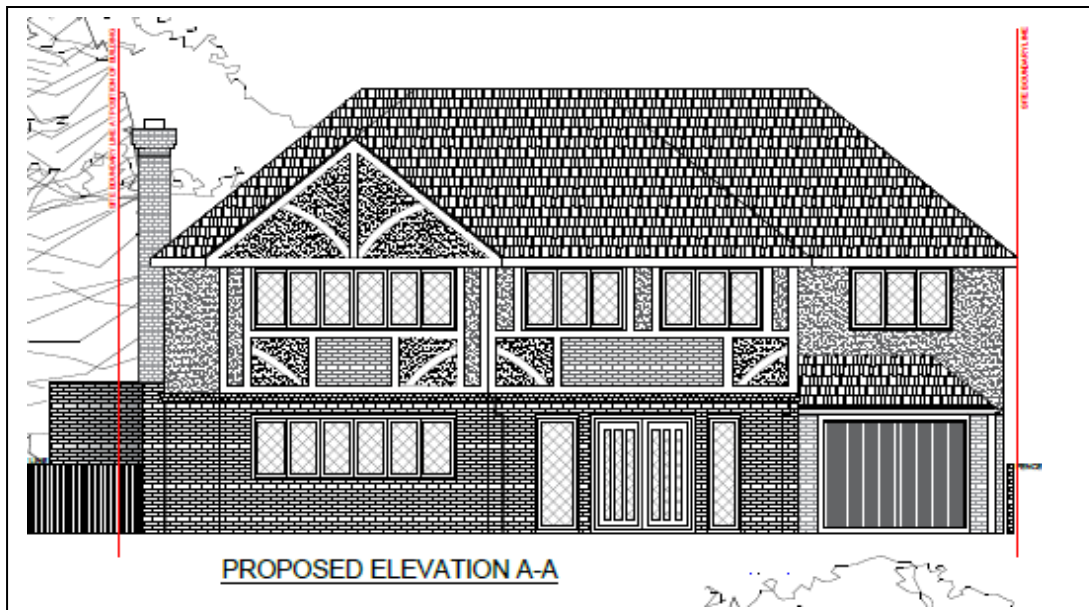
- 2.1 The site is located on the north-eastern side of Oldfield Close, Bromley. Oldfield Close is a cul-de-sac built in 1959 with seven individually designed detached properties. No.1 has an existing dropped kerb for off road car parking. The site is not in an Area of Special Residential Character or Conservation Area.

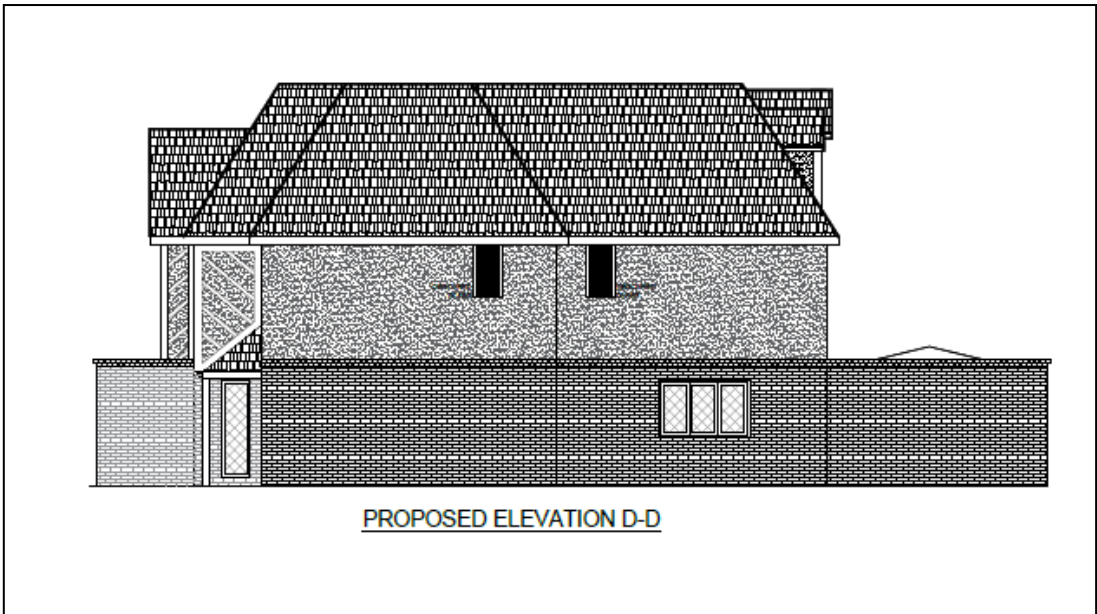
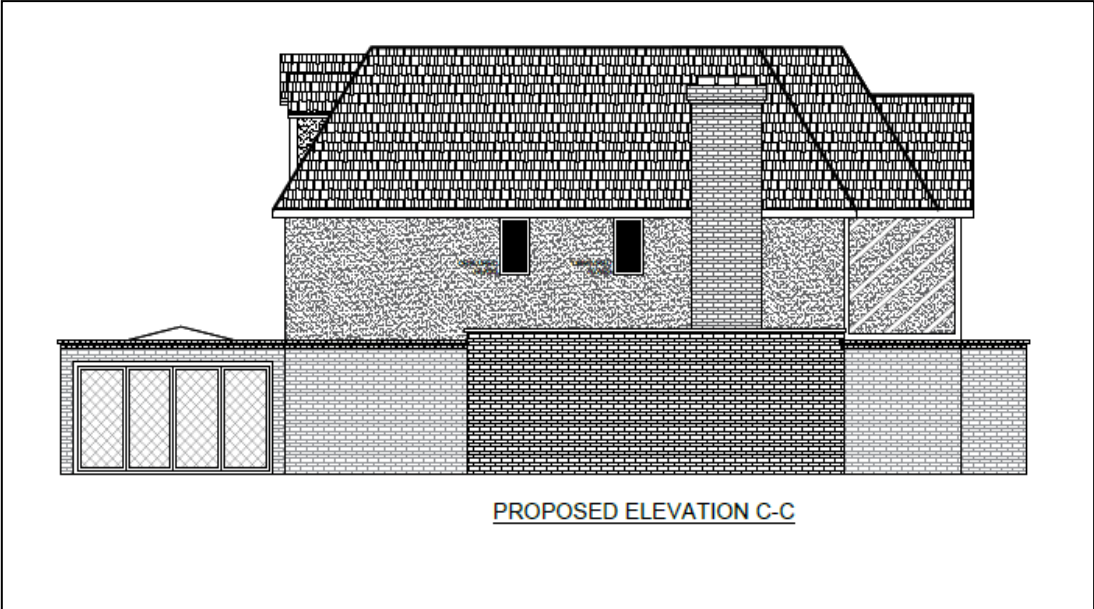


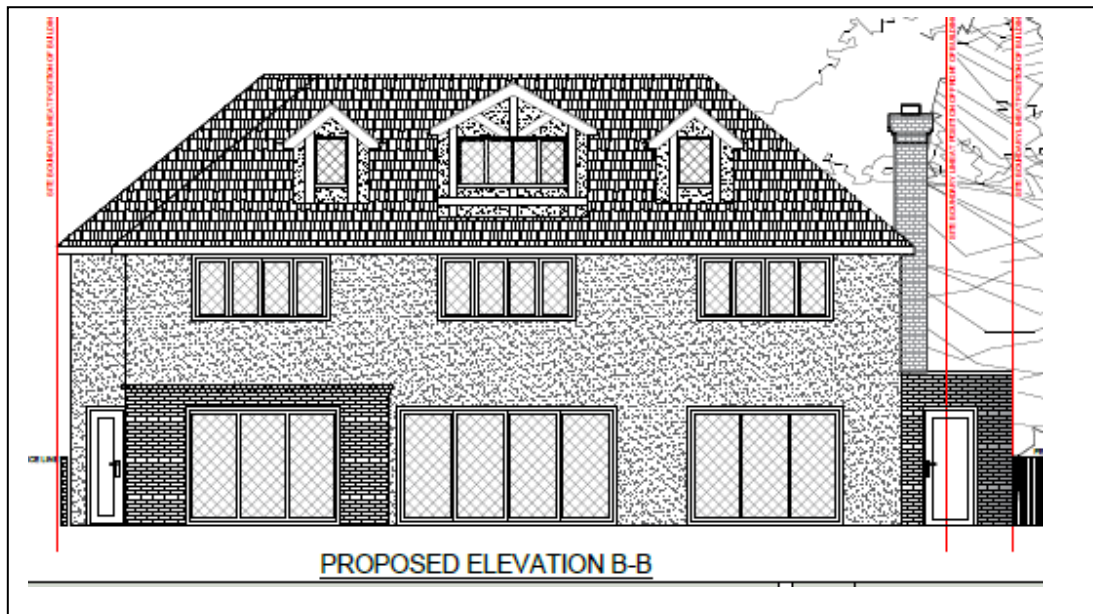


3. PROPOSAL

- 3.1 Planning permission is sought to make alterations to approved Application Ref: 19/03722/FULL6 to include obscure glazed windows to the first floor flank elevations, alterations to rear doors on rear facade, alterations to brick detailing and render. Addition of front porch and single storey rear extension. Velux Windows at roof level.
- 3.2 The building works have commenced on site for works associated with the previously approved applications.







4. RELEVANT PLANNING HISTORY

- 4.1 Under planning application ref:- 19/03722/FULL6 planning permission was granted for part demolition and reconfiguration of existing garage to form lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations (Amendment to approved application ref: 19/00263/FULL6 to include three rear dormer windows and increase to ridge height).
- 4.2 Under planning application ref:- 19/00263/FULL1 planning permission was granted for Part demolition and reconfiguration of existing garage to form lounge, alterations to existing lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations.
- 4.3 Under planning application ref:- 17/04236/FULL1 planning permission was refused for 'demolition of existing house and redevelopment of site with 2 x 4 bedroom two storey detached dwellinghouses, dropped kerb for off-street parking and covered bin store. The application was also dismissed on appeal on 25.04.2018.

5. CONSULTATION SUMMARY

A) Statutory

None

B) Local Groups

None

C) Adjoining Occupiers

Nearby owners/occupiers were notified of the application and several letters of representation were received, which can be summarised as follows:-

- The proposed porch projects beyond the accepted street building line
- The proposed front porch and rear room further increases the built area and constitutes overdevelopment
- The first floor window overlooks my property with direct views into my bedrooms
- How will the Council enforce the obscure glass
- The constructed chimney is higher than shown
- The roof access hatch protrudes above the roof line
- The increase in roof height would have been known when the trusses were designed.
- Building works have started but the application forms states "works not started".
- The planning application is in many ways retrospective to work that has largely been carried out or almost complete.
- This planning application is in many ways retrospective to work which largely been undertaken or almost complete.
- Why has the developer been consistently allowed to have "creep" beyond the approved plans and obtained retrospective approval?
- I refer you to drawing DR203, Nov. 2020, which indicates the roof design, and forms the application for the current approval. The "proposed" new roof plan ref: DR203 addresses some new additions and includes retrospective approvals.
- The proposed plan DR203 does not reflect the Velux windows that are on the top, flat section of the roof, two in total, I believe.
- In addition, it does reflect the Velux windows on the North and South sides of the sloped roof, two on side and one on the other side, but see DR251 below.
- The window overlooks the garden and houses on Oldfield Road.
- The plan elevations are wrong relative to the roof and how they will appear if viewed from Oldfield Road gardens.
- The chimney design on all drawings, where it is reflected, is drawn not to exceed the original ridge roof height i.e., 7.1 metres as per the Planning officers report. This would have meant that the existing chimney was 2.1 meters approx. from the final build line. However, the actual chimney, counting the brickwork to obtain a reasonably accurate measurement, and from the old build line is now approx. 3.9 metres. I should note that the developer appears to have added a line of breeze blocks to the original build line thus gaining approximately some 0.2 metres of additional height.
- The developer requested a ridge height increase to 8.1 metres which was an increase of 0.9 metres. However, the ridge height has been enhanced by an

additional build line of approximately 0.2 metres and the addition of Velux roof lights. How does this fit with the planning approval?

- A number of drawings are incorrectly annotated and carried forwards from previously submissions.
- The porch which doesn't look to be a typical storm porch/cover at ground level but potentially an extension to the front of the property over the ground and first floor. This will potentially bring the property nearer to our annex and rear garden.
- Did not receive any notification of the previous applications. Concerned about the variations to the increase in roof height and the rear of the building.

Full copies of all the objections can be viewed on-line.

6. POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

6.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

London Plan Policies

D4 Delivering good design

Bromley Local Plan

6 Residential Extension

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

7. ASSESSMENT

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

- o Resubmission
- o Design
- o Neighbouring amenity

7.2 Resubmission

7.2.1 Under planning application ref:- Under planning application ref:- 19/03722/FULL6 planning permission was granted for part demolition and reconfiguration of existing garage to form lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations (Amendment to approved application ref: 19/00263/FULL6 to include three rear dormer windows and increase to ridge height).

7.2.2 The current application before the Council seeks to add/change the following to the host property:-

- Four first floor windows to the flank elevations (windows to be obscure glazed)
- Alterations to the rear doors/fenestration
- Alterations to the brick detailing
- Addition of a front porch
- Single storey rear extension
- Three velux windows at roof level

7.3 Design

7.3.1 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.

7.3.2 London Plan and Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.3.3 Policy D4 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.

- 7.3.4 Policies 6 & 37 of the Bromley Local Plan 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.
- 7.3.5 Supplementary Planning Guidance indicates the importance of retaining the architectural integrity of the host dwelling, with extensions being required to respect the buildings composition, especially the roof and rhythm of form.
- 7.3.6 The cul-de-sac was built in the 1950/60's and comprises predominantly two storey properties of varying designs. Whilst no one design of house dominates the road No.4 is an anomaly being a bungalow all the properties are defined by their width.
- 7.3.7 As set out above works have commenced on site and the velux windows and first floor flank elevation windows have already been installed.
- 7.3.8 The application can be broken down into the following six elements:-

Windows to flank elevations

- 7.3.9 Two windows have been added to the first floor flank elevation (along the boundary with Silver Birches, Alderwood, The Lodge and Margam on Oldfield Rd). The windows match those of the other windows located at the property. The windows serve a bedroom and an en-suite and both are shown to be obscure glazed. A condition can be attached to any grant of planning permission to ensure that there would be no mutual overlooking or loss of privacy between neighbours located on Oldfield Rd. Two additional windows have also been added to the other flank elevation (along the boundary with No.2 Oldfield Close) which will serve a bedroom and ensuite. A planning condition can also be attached to ensure these windows are obscure glazed. The installation of additional windows to the first floor flank elevations is considered acceptable from a design perspective.

Rear doors/fenestration

- 7.3.10 The approved plans show two sets of patio doors in the rear elevation and a window. The current application before the Council seeks to change the window to provide a further patio door. The shell of all the rear patio door openings has already been implemented. This small change from a window to a door is considered to be an acceptable change.
- 7.3.11 A window has also been installed in the ground floor flank elevation (closest to the boundary with No.2 Oldfield Close) to provide light into the dining room of

the property. This window is considered to be an acceptable addition and would be considered non-material.

Brick detailing

7.3.12 Changes have been made to the panel detailing to the front of the house and additional brickwork has been added in place of render. The changes to the brickwork detailing and render are considered to be acceptable and in keeping with the style of the host property and that of surrounding properties in Oldfield Close.

Front porch

7.3.13 The proposed front porch will measure 2m in depth, by 4.9m in width and 2.5m in height. In term of design the porch would have an acceptable scale and mass when considered in respect of the whole host property and whilst it would project 2m forward of the front building line of the property the proposed dimensions are considered modest and would not add excessive bulk to the front of the property. Furthermore, the proposed front porch extension would appear in keeping with another front porches located in Oldfield Close.

7.3.14 With regards to the materials, the porch would be clad with brickwork to match the existing dwelling along with glass panelling. The proposed front porch would complement the host property and would not appear out of character with the surrounding development or area generally.

Single storey rear extension

7.3.15 A single storey rear extension is proposed which measures 4.5m in depth, 4.7m in width and 2.5m in height with a flat roof a roof lantern. The additional bulk, scale and mass that will be added to the rear of the property is considered to be subservient and not disproportionate to the development or in relation to the size of the garden.

Velux windows

7.3.16 Two velux windows have been added to the rooflope of the flank elevation along the boundary with properties in Oldfield Road and one to the boundary with No.2 Oldfield Close. The velux windows are modest in size and do not clutter the roof slope.

7.3.17 The cumulative changes to the property are considered to be acceptable and the design, dimensions and choice of materials are considered to be in keeping with the design and appearance of the host property and wider character of the area.

7.3.18 The materials used for the external surfaces of the extension would match the host dwelling. The proposal is considered to comply with policies 6 & 37.

7.4 Neighbouring amenity

- 7.4.1 Policy 37 of the Local Plan 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.
- 7.4.2 The impact of the additional changes to the property will be to No.2 Oldfield Close, Silver Birches, Alderwood, The Lodge and Margam (Oldfield Road).
- 7.4.3 The changes to the ground floor of the property from the front porch, ground floor flank window, rear patio door and single storey rear extension are all considered to be modest changes to the property and would not lead to any impact to neighbouring amenity in particular any overlooking or loss of privacy. The proposed depth (4.5m) and height (2.5m) of the rear extension would be subservient to the main dwelling and would not result in an overdevelopment of the site. The proposed materials would match those of the host property which is considered complementary and compatible with the application site and developments in the surrounding area and in general, the proposal would not harm the character of the area or the streetscene. The rear extension is also separated from the side boundary with No.2 Oldfield Close by approximately 1m to not affect their residential amenity in terms of visual amenity and outlook.
- 7.4.4 The changes to the first floor from the addition of the flank windows to both elevations are not considered to cause overlooking or a loss of privacy as the windows will be obscure glazed and a condition can be attached to ensure this requirement is adhered to. Furthermore the addition of three velux windows is not considered to have a harmful impact on the amenity of surrounding neighbours and are akin to those allowed under permitted development.
- 7.4.5 No.1 Oldfield Close is sited approximately 10-15m away from the neighbours on Oldfield Road and mature vegetation exists in the rear gardens of these properties which offers a degree of screening and privacy between neighbours. Given the distance between the properties on Oldfield Road the single storey rear extension coupled with its modest depth, width and height is not considered to affect their residential amenity. Furthermore the impact to No.2 Oldfield Close is considered to be minimal given that the garage roof to No.2 stretches to approximately rear building line of the proposed rear extension.
- 7.4.6 Objections have been raised about the height of the chimney and the overall height of the property. The site has been visited by a member of the Planning Investigation team who has advised the agent to submit a minor

material amendment application to regularise the increase height of the chimney. The Planning Investigation Officer also measured the overall height of the property and found this to be in accordance with the height of the approved plans.

7.4.7 Having regard to the scale, siting, separation distance and existing built development at the application site it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise. In view of the obscure glazing of the first floor flank windows and the velux windows being commonplace of many urban properties the proposed additions to the property are considered to be acceptable.

7.5 CIL

7.5.1 The Mayor of London's CIL is a material consideration. CIL is not payable on this application.

7.6 Conclusion

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

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

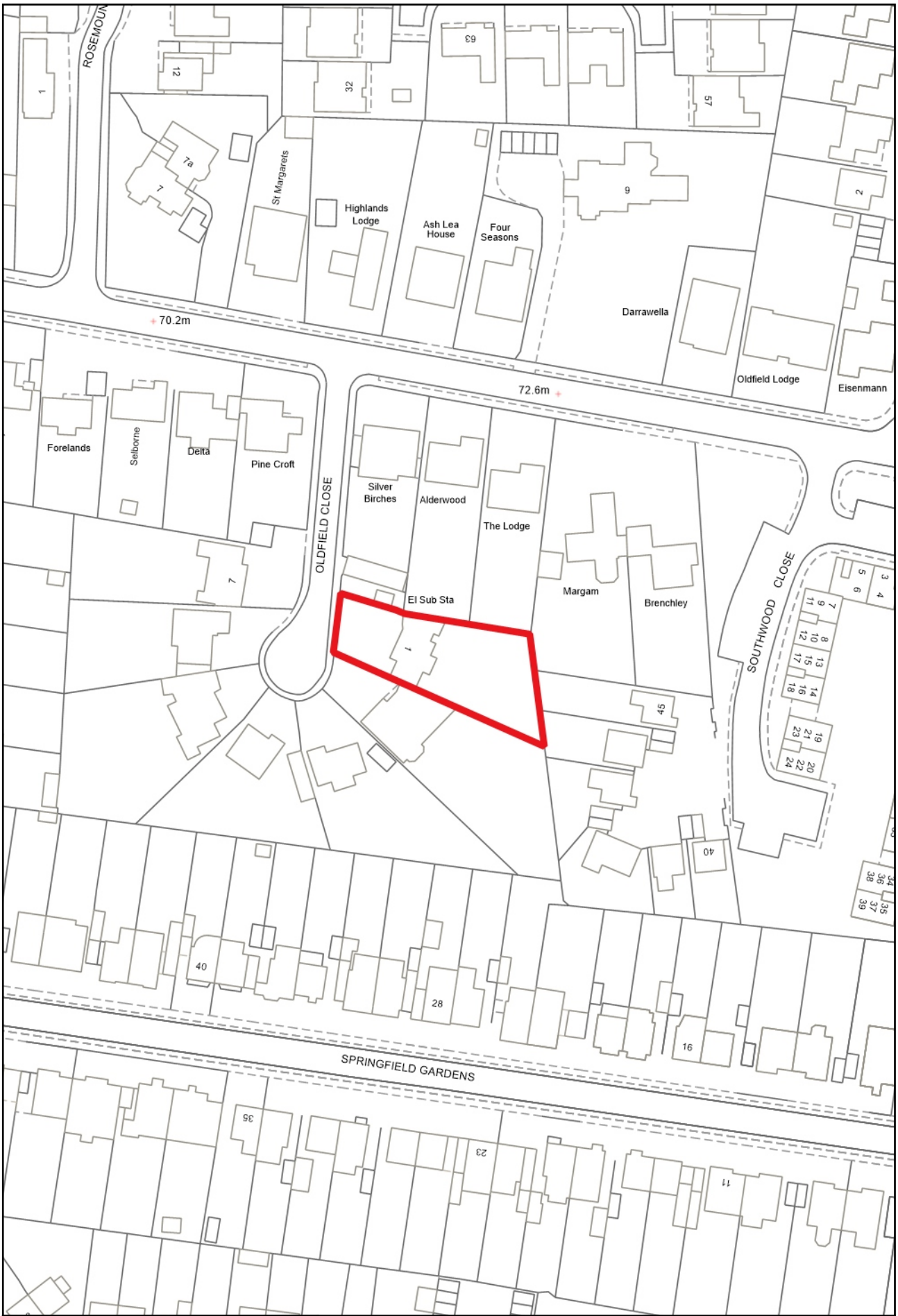
RECOMMENDATION: PERMISSION

SUMMARY OF CONDITIONS AND INFORMATIVES


Standard conditions

1. Standard time limit of 3 years
2. Materials in accordance with the plans
3. Standard compliance with approved plans
4. Flank windows (obscure glazed)
5. Details of roof lantern to be approved

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 20/04321/FULL6-1 Oldfield Close
 Bickley
 Bromley
 BR1 2LL

13 April 2021

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Agenda Item 4.4

Committee Date	04/03/2021	
Address	42 Bucknall Way Beckenham BR3 3XN	
Application number	21/00271/FULL6	Officer Emily Harris
Ward	Kelsey and Eden Park	
Proposal (Summary)	Loft conversion incorporating dormers to the rear and front and rooflights to the sides, enlargement of the rear ground floor bay window and partial conversion of the garage	
Applicant	Agent	
42 Bucknall Way Beckenham BR3 3XN	Anthony Vernon 31 Brixton Station Road London SW9 8PB	
Reason for referral to committee	Call in	Councillor call in Yes
RECOMMENDATION	PERMISSION	

Summary

KEY DESIGNATIONS

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

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	4	2	-2
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	0
-------------------------------------	---

Representation summary	Neighbour letters issued - 08/02/2021	
Total number of responses	0	
Number in support	0	
Number of objections	0	

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers
- No unacceptable Highways impacts would arise

1. LOCATION

1.1 The application site comprises a two storey detached dwelling on the western side of Bucknell Way, Beckenham. The property is not listed and does not lie within an area of special designation.

The area is predominantly residential in nature. The surrounding properties comprise predominantly detached dwellings.

1.2 Site Location Plan:



2. PROPOSAL

2.1 The application seeks planning permission for the following:

- The addition of one dormer to the front roofslope which would have a pitched roof.
- The addition of two dormers to the rear roofslope with pitched roofs.
- The part conversion of the garage into a habitable room.
- Enlargement of the rear bay window.

2.2 Existing Elevations:



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

2.3 Proposed elevations:



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

3. RELEVANT PLANNING HISTORY

The following planning history was found on the site:

- Under ref. 97/02062/OUTMAJ redevelopment of part of site for b1 business use and residential purposes with continued use of remainder of site for b1 purposes and as open land, with part of the open space at south of the site being available for public use) new access arrangements and on-site carparking; remedial works to The Dell area involving excavation of previously tipped material and subsequent backfilling with inert material (Part Outline)
- Under ref. 98/01226/DETMAS planning permission was granted details of siting access design external appearance landscaping boundary enclosures car parking layout for plots 17-25 40-70 and 83-101 inclusive pursuant to condition 01 of outline permission 97/2062

4. CONSULTATION SUMMARY

a) Statutory

Highways: The development will result in loss of one parking space by partial conversion of the garages to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development I raise no objection to this proposal.

b) Local groups

- None

c) Adjoining Occupiers

- No representations were received.

5. POLICIES AND GUIDANCE

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in

accordance with the development plan unless material considerations indicate otherwise.

5.3 The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

5.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

5.6 National Policy Framework 2019

5.7 NPPG

5.8 The London Plan

Policy D1 London's form and characteristics
Policy D2 Delivering good design

5.9 Mayor Supplementary Guidance

The Mayor's Housing Supplementary Planning Guidance (March 2016)

5.10 Bromley Local Plan 2019

6 Residential Extensions
30 Parking
37 General Design of Development

5.11 Bromley Supplementary Guidance

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

6. Assessment

6.1 Design - Layout, scale height and massing - Acceptable

6.1.1 The two rear dormers would have no significant impact on the visual amenities of the area as they would largely be screened from view by virtue of their setting at the rear of the property. The materials are proposed to match the existing which would complement the host dwelling and the surrounding area.

6.1.2 In regard to the dormer proposed to the front of the property, it is noted that several other properties in the area benefit from front dormers and this addition would therefore complement the host dwelling.

6.1.3 The garage is proposed to be part converted into a habitable room. However the garage doors are proposed to be retained.

6.2 Highways – Acceptable

6.2.1 The conversion of the garage into a habitable space would result in the loss of one parking space. There are two parking spaces on the driveway and the Highways Officer has not raised any objection.

6.2.2 It is noted that a covenant was implemented when the property was originally built under ref. 98/01226/DETMAJ which is as follows:

6.2.3 “Before any work is commenced on each phase of the development, details of parking spaces and/ or garages and sufficient turning space in respect of such phase shall be submitted to an approved in writing by or on behalf of the Local Planning Authority and as such provision shall be completed before the commencement of the use of the land or building hereby permitted in each such phase of the development and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (general Permitted Development) Order 1995 (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.”

6.2.4 Members should be aware that the matters regarding to this covenant is a legal matter and it would be covered under separate legislative regime and fall beyond the scope of this assessment.

6.3 Neighbourhood Amenity - Acceptable

6.3.1 The proposed roof extension would be well separated from the party boundary and from residential development further along the street. Two rooflights are proposed to both side roofslopes however their size and location means that they would not present undue opportunities for overlooking.

7. Conclusion

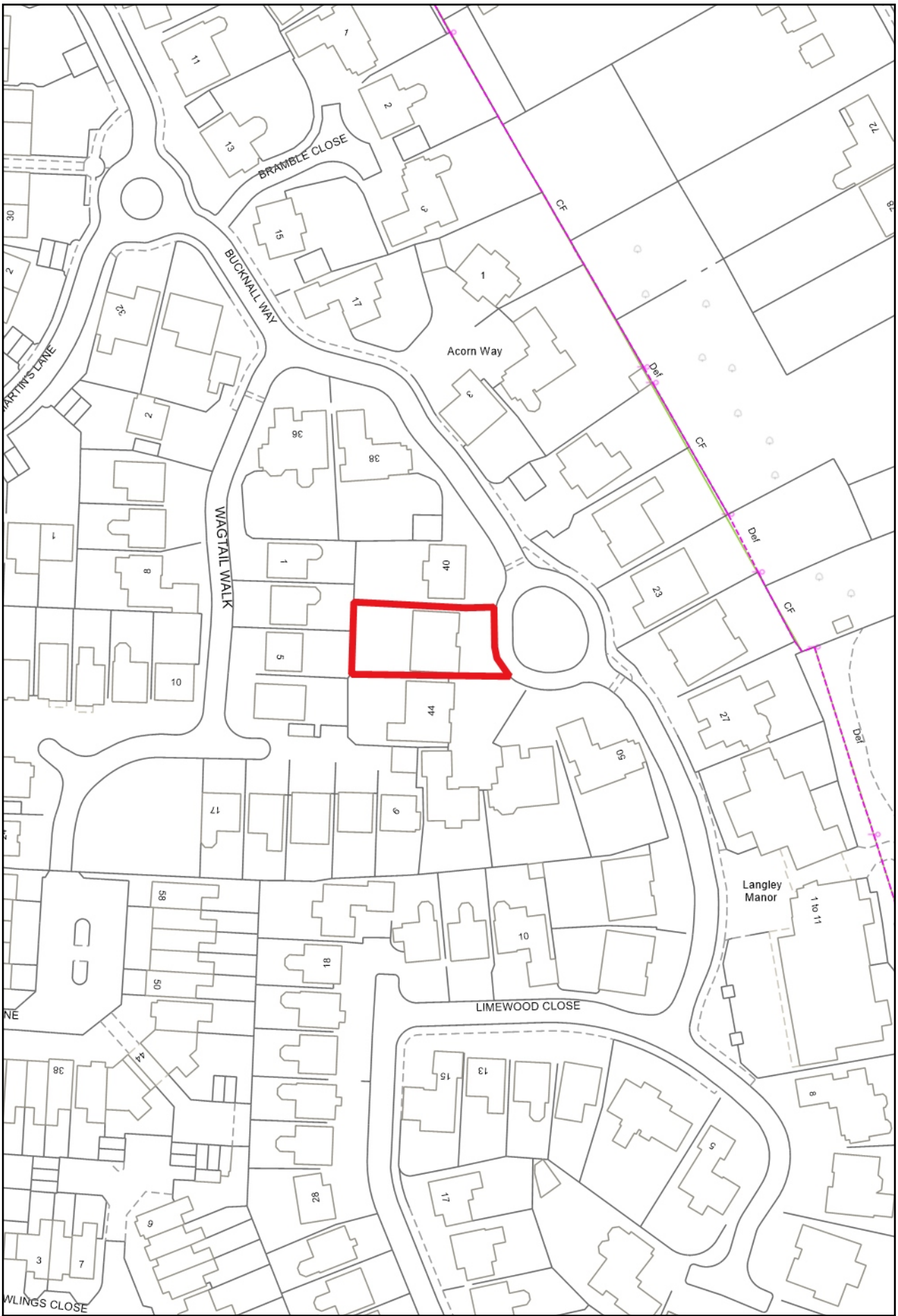
7.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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

RECOMMENDATION: PERMISSION

SUMMARY OF CONDITIONS

1. Standard time limit
2. Matching materials
3. Standard compliance with plans



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21/00271/FULL6-42 Bucknall Way
Beckenham
BR3 3XN



13 April 2021

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Committee Date	22/04/2021	
Address	14 Silverdale Road Petts Wood Orpington BR5 1NJ	
Application number	21/00372/FULL6	Officer Emily Harris
Ward	Petts Wood and Knoll	
Proposal (Summary)	Loft conversion with a half gable, rear dormer and front rooflights.	
Applicant	Agent	
Mr Dan Curran 14 Silverdale Road Petts Wood Orpington BR5 1NJ	Mr Mark Baker 12 Swift Avenue Finberry Ashford TN25 7GD Kent	
Reason for referral to committee	Call in	Councillor call in Yes

RECOMMENDATION	REFUSAL
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Summary

<p>KEY DESIGNATIONS</p> <ul style="list-style-type: none"> • Area of Special Residential Character • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 4
--

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	2	2	0
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	0
-------------------------------------	---

Representation summary	Neighbour letters issued – 11/02/2021	
Total number of responses	2	
Number in support	2	
Number of objections	0	

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal by reason of the alterations to the main roof design would be detrimental to the character and appearance of the host dwelling and to the street scene generally, causing harm to the Petts Wood Area of Special Residential Character.

1. LOCATION

1.1 The application site comprises a two storey semi-detached dwellinghouse located on the south-eastern side of Silverdale Road, Petts Wood. The property, which is not listed, is subject to an Article 4 direction and lies within the Petts Wood Area of Special Residential Character (ASRC).

1.2 There are restrictions upon 'permitted development' rights at the property due to the adopted Article 4 Direction that covers the Petts Wood Area of Special Residential Character. The Article 4 Direction specifically relates to alterations and additions to the front elevation and states in effect that any alteration or addition to any front roofslope (that facing the public highway) that is currently permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would require planning permission.

2.3 Site Location Plan:

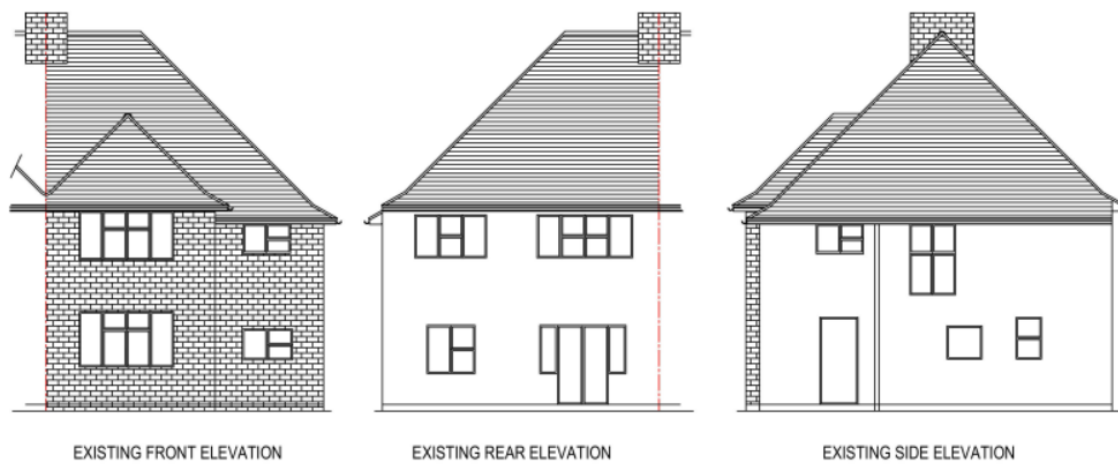


2. PROPOSAL

2.1 The application seeks planning permission for roof alterations including a half hip to gable loft extension and the addition of a dormer to the rear roofslope. Three rooflights are shown to the front roofslope, and two windows are shown to the rear elevation.

2.2 The application is similar in principle to a previous scheme which was permitted under ref. 20/03262/PLUD. However in this previous application was set back from the front elevation.

2.2 Existing elevations



2.3 Proposed elevations



3. RELEVANT PLANNING HISTORY

The following planning history was found on the site:

- Under ref. 20/03262/PLUD a Lawful Development Certificate was granted for a part hip to gable loft conversion and rear dormer.

4. CONSULTATION SUMMARY

a) Statutory

- No requirement to consult any statutory consultees due to the nature of this application.

b) Local groups

- None

c) Adjoining Occupiers

2 representations of support were received:

- In support of the application – No.16 also proposes to do a similar proposal
- Support – design is attractive and is similar to the design of other properties on the road.

The full text on comments received are on file.

5. POLICIES AND GUIDANCE

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

5.3 The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

5.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

5.6 National Policy Framework 2019

5.7 NPPG

5.8 The London Plan

Policy D1 London's form and characteristics

Policy D2 Delivering good design

5.9 Mayor Supplementary Guidance

The Mayor's Housing Supplementary Planning Guidance (March 2016)

5.10 Bromley Local Plan 2019

6 Residential Extensions

30 Parking

37 General Design of Development

5.11 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles

6. Assessment

6.1 Design - Layout, scale height and massing – Unacceptable

6.1.1 The main issues relating to the application are the effect that it would have on the character of the area; as it currently stands, the building forms part of cohesive urban form on this part of the road, with semi-detached buildings with similar hipped roof profiles as the host building.

6.1.2 The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature. The front roof lines also enhance the character of the area being largely untouched by roof extensions and conversions at the front.

6.1.3 The proposal incorporates half hipped roof design (a hybrid of gable and hipped roof) which would have an imposing design that appears dominant on top of the existing building and would be clearly evident in the street views. Given the consistent roof shape of surrounding buildings it would therefore represent an uncharacteristic feature in the street scene which would be out of context to the scale and massing of the pattern of development in the vicinity. The roof alteration as proposed would significantly detract from the character and appearance of the original property and the neighbouring properties of a similar design.

6.1.4 Therefore it is considered that the proposed development would appear as a discordant feature adding a bulky extension at roof level that would fail to preserve the character or appearance of the street scene generally contrary to the above policies on design.

6.4 Neighbourhood Amenity - Acceptable

6.4.1 The conversion of the loft will increase some perceived overlooking for the adjoining occupiers in the immediate vicinity however this is not considered to be over and above that which would be expected in a residential setting such as this.

7. Conclusion

7.1 Having had regard to the above it is considered that the development in the manner proposed is not acceptable in that it would impact detrimentally on the character of the area.

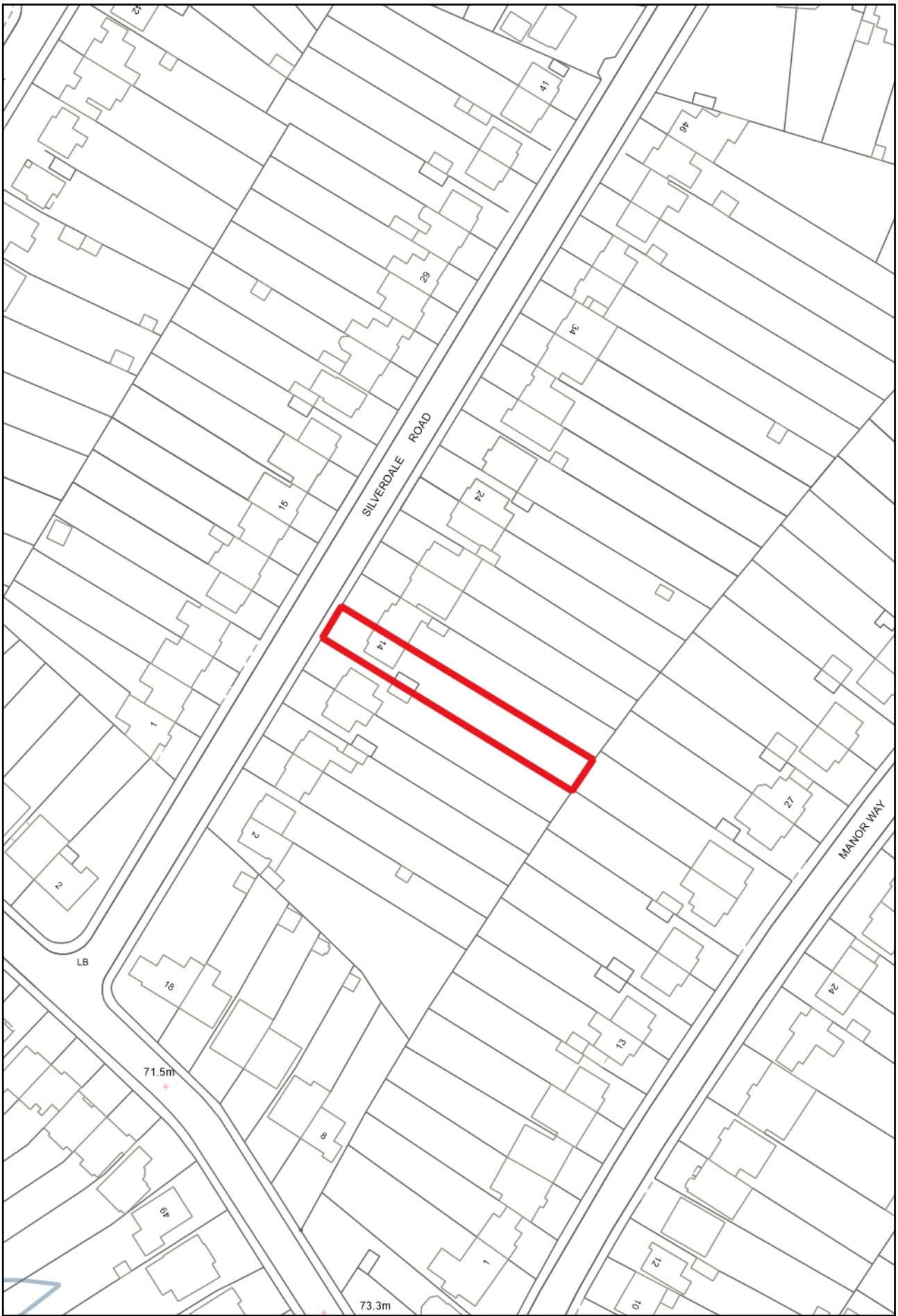
7.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Refusal



REASONS FOR REFUSAL:

The proposal by reason of the of the imposing design of the roof would disrupt the symmetry of semi-detached pair and the rhythm and pattern of the houses in the wider area which adds to the special character of the designated Petts Wood ASRC contrary to Policies 6, 37 and 44 of the Bromley Local Plan.

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 21/00372/FULL6-14 Silverdale Road
 Petts Wood
 Orpington
 BR5 1NJ
 

13 April 2021

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Agenda Item 4.6

Committee Date	22/04/2021		
Address	25 Woodland Way Petts Wood Orpington BR5 1NB		
Application Number	21/00910/PLUD	Officer - Jacqueline Downey	
Ward	Petts Wood And Knoll		
Proposal	Conversion of existing roof space to a habitable room including formation of a gable end with enlarged side window and rear dormer LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)		
Applicant	Agent		
Mr John Gurney	Mr Patrick Coakley		
25 Woodland Way Petts Wood Orpington BR5 1NB	Trinity House Bullace Lane Dartford DA1 1BB Kent		
Reason for referral to committee	Councillor call in		
	Call-In	Yes	

RECOMMENDATION	Proposed Use/Development is Lawful
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 4</p>
--

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	Dwellinghouse	454 (approx.)
Proposed	Dwellinghouse	490

Representation summary	Neighbour letters issued originally on the 18.03.2021	
Total number of responses	0	
Number in support		
Number of objections		

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development falls within the scope of Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The proposed development would not constitute an alteration or addition to the front roofslope that would be prohibited by the Article 4 Direction in place for the Petts Wood Area of Special Residential Character.

2. LOCATION

- 2.1. The site hosts a semi-detached dwelling which is situated on the western side of Woodland Way. The site is situated within the Petts Wood Area of Special Residential Character.
- 2.2. There are restrictions upon 'permitted development' rights at the property due to the adopted Article 4 Direction that covers the Petts Wood Area of Special Residential Character. The Article 4 Direction specifically relates to alterations and additions to the front elevation and states in effect that any alteration or addition to any front roofslope (that facing the public highway) that is currently permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended) would require planning permission.

2.3. There is a proposed article 4 direction for further restrictions to permitted development rights that would cover the Petts Wood Area of Special Residential Character. The proposed article 4 direction would remove permitted development rights under Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This article 4 direction was endorsed at the Development Control Committee on the 28th January 2021 but has not yet come into force and is not a material consideration.

2.4. Location Plan:



3. PROPOSAL

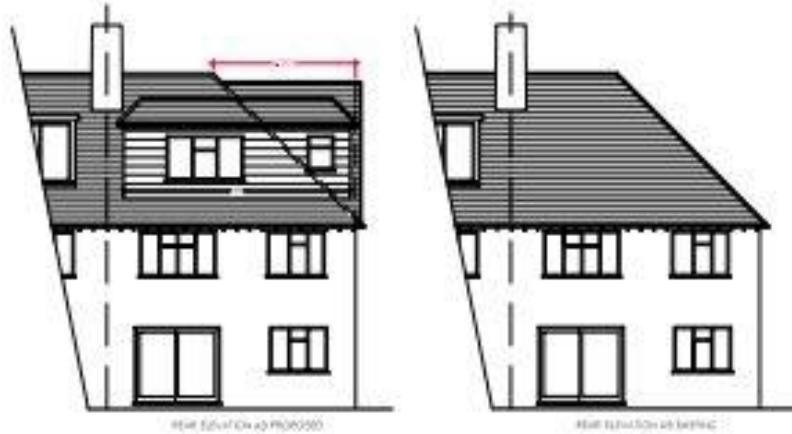
3.1. The proposal involves roof alterations which would comprise of a hip to gable extension which would be set back from the front roofslope and stepped down from the ridge and would incorporate a rear dormer with a width of 6.5m and a perimeter

pitched roof with a maximum height of 2.9m. An existing first floor flank window serving the stairwell is proposed to be enlarged into the gable elevation from a height of 2.1m to 3.4m.

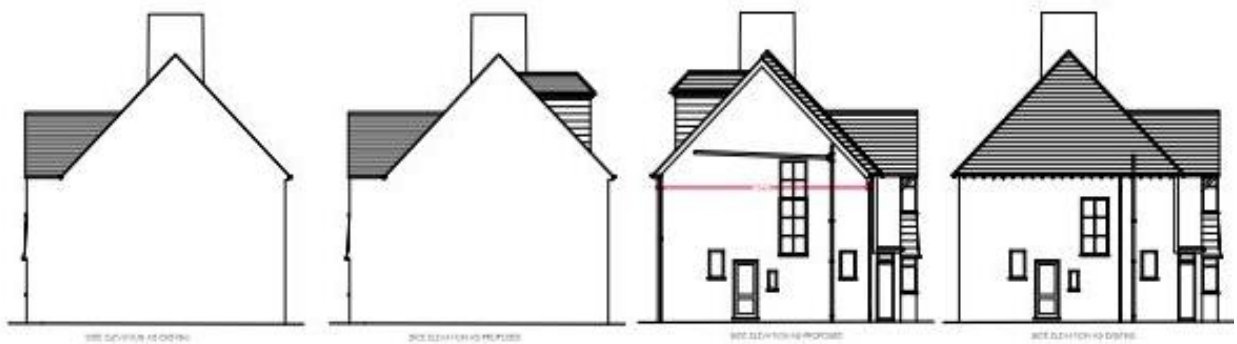
3.2. Existing and proposed front elevations:



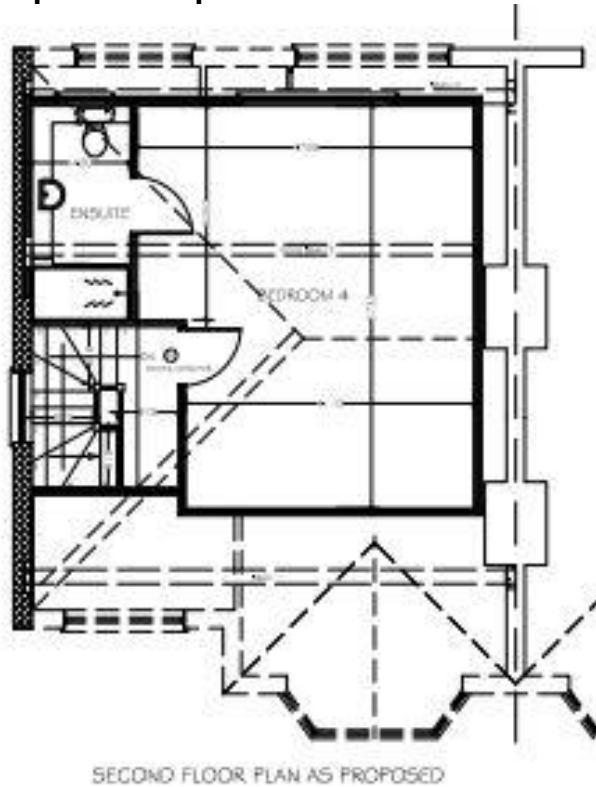
3.3. Proposed and existing rear elevations:



3.4. Existing and proposed side elevations:



3.5. Proposed loft plan



4. RELEVANT PLANNING HISTORY

- 4.1. 20/01183/FULL6 - Single storey front, side and rear extensions incorporating an integral garage and front porch. - REFUSED
- 4.2. 20/02800/FULL6 - Hip to gable loft conversion to include rear dormer, front rooflights and elevational alterations – REFUSED
- 4.3. 20/05086/PLUD - Conversion of existing roof space to a habitable room including formation of a gable end to incorporate a rear dormer and front rooflights LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) – REFUSED
- 4.4. The reason for refusal was as follows:

- 1 The Land at Petts Wood Area of Special Residential Character Article 4 Direction requires planning permission to be sought for any alteration or addition to any front roof slope (that facing the public highway) that would otherwise have been permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The site is within the area covered by this Article 4 Direction. The front roof slope of the dwellinghouse would be altered by the insertion of rooflights to the front roof slope, therefore the proposal would require planning permission.

5. CONSULTATION SUMMARY

A) Statutory

None were received

B) Local Groups

None were received

C) Adjoining Occupiers

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

6. POLICIES AND GUIDANCE

6.1. The application requires the Council to consider whether the proposal falls within the parameters of permitted development under **Class B** 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.

7. ASSESSMENT

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

7.2. The property is a single dwellinghouse and has not benefitted from any change of use under Class M, N, P, PA or Q.

7.3. The extension and alterations will not exceed the height of the highest part of the existing roof.

7.4. The proposed roof additions would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway.

7.5. The resulting extensions volume falls within 50 cubic metres allowed in the case of a semi-detached property. The proposed gable extension and rear dormer would have a volume of 46.8sqm.

7.6. The proposal does not consist of or include a veranda, balcony, raised platform, chimney, flue or soil or vent pipe;

7.7. The house is not sited within a conservation area

- 7.8. The materials proposed for the exterior will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 7.9. The proposed dormer would be set back at least 0.2m from the eaves.
- 7.10. The proposed enlargements would not extend beyond the outside face of any external wall of the existing dwellinghouse.
- 7.11. The enlarged upper floor flank window would be obscure glazed and non opening unless the parts that can be opened are above 1.7m from the floor level.
- 7.12. The property is located within the Petts Wood Area of Special Residential Character, so the Article 4 Direction for the area needs to be considered. The effect of the Direction is to require any alteration or addition to any front roof slope (that facing the public highway) that is currently permitted by Class B or C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to require planning permission.
- 7.13. Following the previously refused lawful development certificate ref. 20/05086/PLUD, the front rooflights have been omitted from the current proposal and the gable extension would continue to be set back from the front roof profile. As such, it is not considered that the proposed hip to gable enlargement would constitute an alteration or addition to the front roof slope that would be prohibited by the Direction and this is consistent with the Inspectors decision in respect of 40 Manor Way. Therefore, the proposal would not now involve any alterations to the front roof slope and therefore this is outside of the permitted development rights which have been removed.

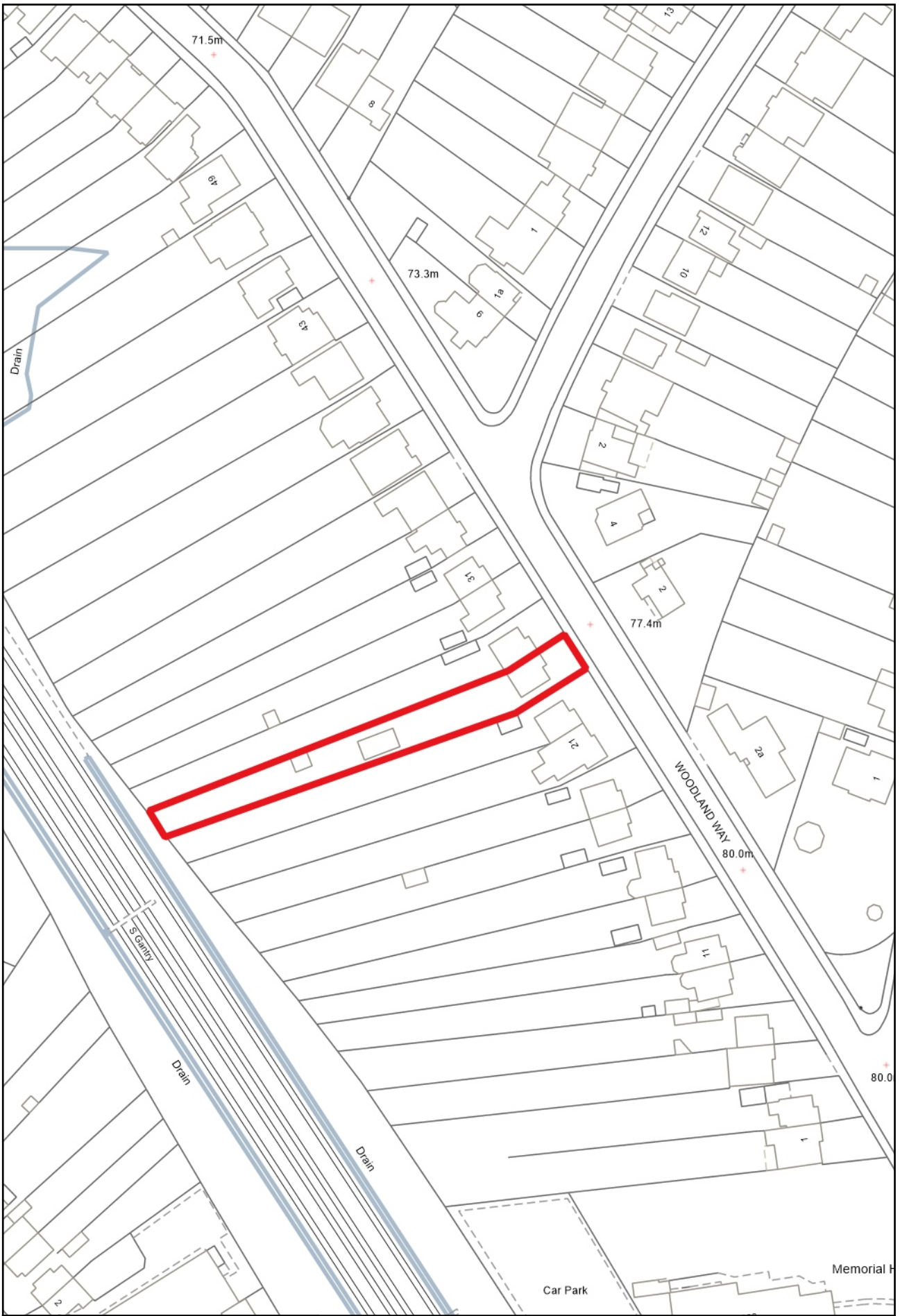
8. CONCLUSION

- 8.1. The proposed development falls within the scope of Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 8.2. On the basis of the information before the Council and subject to the development complying with the relevant Conditions as contained in the Order it may be considered that the development falls within the relevant criteria of the Order and the certificate should be granted.
- 8.3. The proposed development would not constitute an alteration or addition to the front roof slope that would be prohibited by the Article 4 Direction in place for the Petts Wood Area of Special Residential Character.


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

RECOMMENDATION: Proposed Use/Development is Lawful

The proposed development falls within the scope of Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



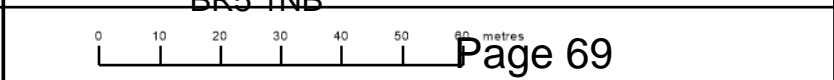
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