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DATE: 28 June 2023

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

Councillor Jonathan Andrews (Chairman)

Councillor Tony Owen (Vice-Chairman)

Councillors Dr Sunil Gupta FRCP FRCPath, Christine Harris, Alisa Igoe, Julie Ireland, Alexa Michael, Shaun Slator and Mark Smith

A meeting of the Plans Sub-Committee No. 3 will be held at Bromley Civic Centre on  
**THURSDAY 6 JULY 2023 AT 7.00 PM**

TASNIM SHAWKAT

Director of Corporate Services & Governance

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 8461 7588**

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

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

*Copies of the documents referred to below can be obtained from*

<http://cds.bromley.gov.uk/>

## A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 21ST JULY 2022**  
(Pages 1 - 2)
- 4 **PLANNING APPLICATIONS**

Report No.	Ward	Page No.	Application Number and Address
4.1	Biggin Hill	3 - 20	(22/02547/FULL1) - 123 Kings Road, Biggin Hill, TN16 3NH
4.2	West Wickham	21 - 32	(22/04848/ADV) - Outside 14 Red Lodge Road, West Wickham

### 5 **CONTRAVENTIONS AND OTHER ISSUES**

**NO REPORTS**

### 6 **TREE PRESERVATION ORDERS**

**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. 3**

Minutes of the meeting held at 7.00 pm on 21 July 2022

### **Present:**

Councillor Christine Harris (Chairman)  
Councillor Tony Owen (Vice-Chairman)  
Councillors Simon Fawthrop, Dr Sunil Gupta FRCP FRCPATH,  
Alisa Igoe, Julie Ireland, Kate Lymer, Alexa Michael and  
Alison Stammers

### **Also Present:**

Councillor Mark Smith

#### **1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Charles Joel and Councillor Simon Fawthrop attended as substitute.

Apologies were also received from Councillor Mike Jack and Councillor Alison Stammers attended as substitute.

#### **2 DECLARATIONS OF INTEREST**

Cllrs Igoe and Stammers stated they were members of The Chislehurst Society and living in the relevant Conservation Area. Visiting Cllr Smith also stated he lived within the Chislehurst Conservation Area.

#### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 19th MAY 2022**

The minutes of the Plans 3 meeting held on 19<sup>th</sup> May 2022 were agreed and signed as a correct record.

#### **4 PLANNING APPLICATIONS**

**4.1 CHISLEHURST** (21/02834/FULL1) - 36 Camden Park Road,  
Chislehurst, BR7 5HG

Demolition of the existing dwelling and construction of a replacement 2 storey detached 6 bedroom dwelling with accommodation within the roof and basement levels.

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

**4.2  
ORPINGTON**

**(21/03035/FULL1) - 169 HIGH STREET,  
ORPINGTON, BR6 0LW**

Demolition of the existing building and construction of a new four-storey building with 2 ground floor retail units and 16 apartments above with associated refuse, cycle, storage and amenity spaces.

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

**4.3  
CHISLEHURST**

**(21/04873/FULL6) - THE ROSES, KEMNAL ROAD,  
CHISLEHURST, BR7 6LT**

Demolition of existing garage. Part one/two storey side/rear extension with elevational alterations.

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

**5**

**CONTRAVENTIONS AND OTHER ISSUES**

No Reports

**6**

**TREE PRESERVATION ORDERS**

No Reports

The Meeting ended at 7.45 pm

Chairman

<b>Committee Date</b>	6 <sup>th</sup> July 2023	
<b>Address</b>	123 Kings Road Biggin Hill TN16 3NH	
<b>Application Number</b>	22/02547/FULL1	<b>Officer</b> - Lawrence Stannard
<b>Ward</b>	Biggin Hill	
<b>Proposal</b>	Single storey rear extension to provide additional space for the veterinary surgery,	
<b>Applicant</b>	<b>Agent</b>	
Mr David Anderson		
123 Kings Road Biggin Hill TN16 3NH		
<b>Reason for referral to committee</b>	<b>Call-In</b>	<b>Councillor call in</b>
	Call-In	Yes – Cllr Stevens  Impact from existing premises in terms of noise and vehicle movements within residential area. Query effectiveness of existing conditions to protect residential amenity. Call-in requested to allow residents to state their case

<b>RECOMMENDATION</b>	Permission
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<b>KEY DESIGNATIONS</b>  Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 24
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<b>Representation summary</b>	<ul style="list-style-type: none"> <li>• Neighbour notification letters were sent on the 4<sup>th</sup> November 2022.</li> </ul>
Total number of responses	183
Number in support	147
Number of objections	36

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not result in a harmful impact on the character of the area.
- The development would not result in an unacceptable impact upon the amenities of neighbouring residential properties.
- The development would not result in an unacceptable impact upon highways matters.

## 2 LOCATION

- 2.1 The application site hosts a two storey detached building on the south-eastern side of Kings Road.
- 2.2 The property is currently in use as a veterinary surgery, though is situated in a predominantly residential area.



**Figure 1: Site Location Plan**

### 3 PROPOSAL

- 3.1 The application seeks permission for a single storey rear extension to provide additional space for the veterinary surgery.
- 3.2 The proposed extension would have a depth of 7.94m and width of 8.5m, featuring a flat roof with a height of 2.65m.
- 3.3 The extension would enable the provision of a sterile theatre, x-ray room, preparation area and storage area in order to allow the veterinary surgery to meet the RCVS Practice Standards Scheme.



**Figure 2: Existing and Proposed Floor Plans**

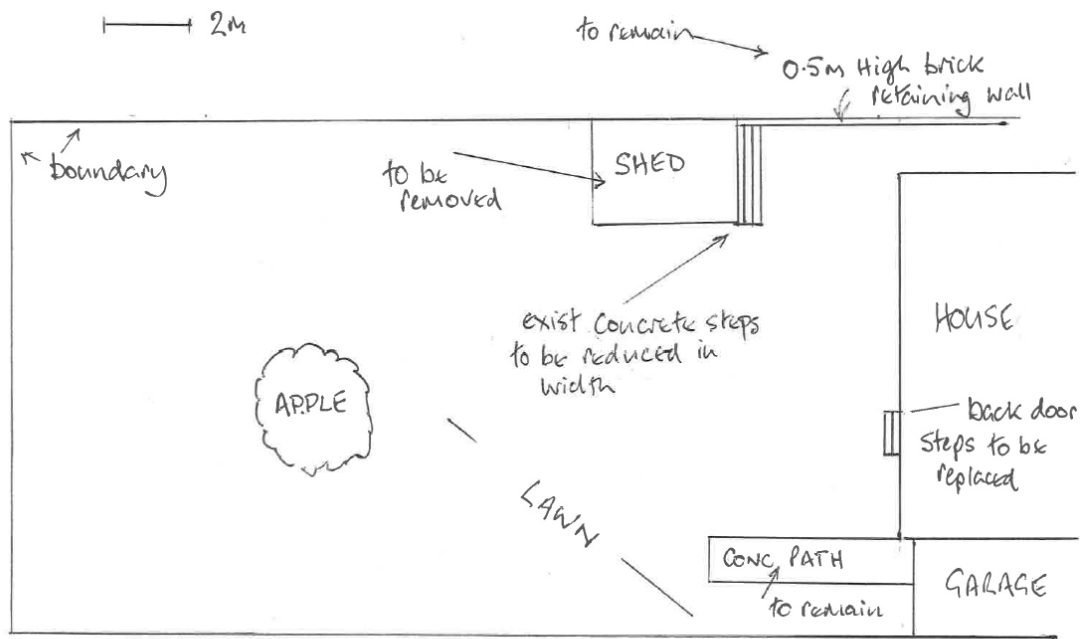


**Figure 3: Existing Elevations**



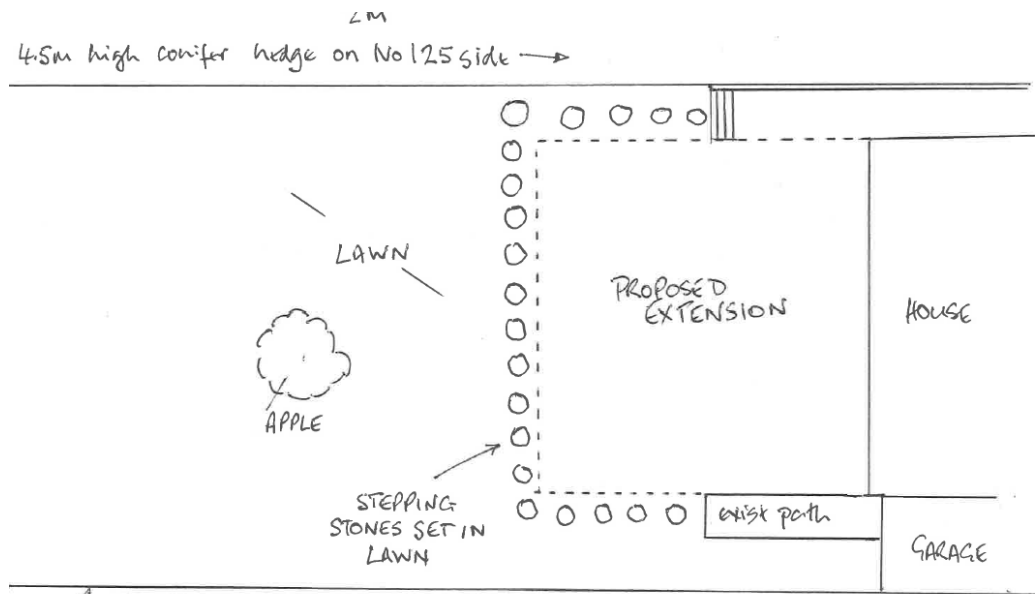
**Figure 4: Proposed Elevations**





EXISTING REAR GARDEN  
123 KINGS ROAD TN16 3NH (garden plan 1)

**Figure 5: Existing Site Plan**



PROPOSED REAR GARDEN PLAN  
123 KINGS ROAD (garden plan 2)

**Figure 6: Proposed Site Plan**



**Figure 7: Photo of Rear Elevation**

## **4 RELEVANT PLANNING HISTORY**

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

- 84/02143/FUL - Dormer extension - Permitted
- 87/03529/FUL - Single storey rear extension and conversion of existing garage to form part of veterinary surgery - Refused
- 88/00357/FUL - Single storey rear extension and change of use of garage to form part of veterinary surgery - Permitted
- 93/02254/FUL - Single storey rear extension - Permitted
- 00/00308/FULL1 - First floor extension to form two storey building comprising ground floor veterinary surgery with first floor three bedroom flat for staff together with new front entrance porch – Permitted
- 20/00575/FULL1 - Single storey rear extension to provide additional space for the ground floor veterinary surgery. – Refused and Dismissed on Appeal

4.2 The most recent application under ref: 20/00575/FULL1 proposed a similar extension in terms of its depth and width, however the current scheme has reduced the height of the extension above ground level. Further details of this previous application and the proposed alterations are outlined within paragraph 7.1 of this report.

## **5 CONSULTATION SUMMARY**

### **A) Statutory**

Highways:

- I note there are a number of objections to the proposal regarding parking, some inconsiderate and potentially causing congestion. The information supplied indicates that there would be no increase in staff numbers or change in appointment times.
- I am not clear if that means there will be no increase in the number of appointments, it would be helpful to confirm. If there is no potential change then it would be difficult to raise an objection.
- Even if there are parking issues at the moment this application would not make the situation worse. Obviously, if more animals can be treated then there will be more trips and there may be an impact.

#### Environmental Health:

- No objection.
- A condition is recommended to ensure all windows and door to the extension are to remain shut during veterinary treatment and other means of ventilation provided.
- Informative is also recommended to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

#### **B) Local Groups**

No Comments were received from local groups.

#### **C) Adjoining Occupiers**

The following comments were received from adjoining occupiers (summarised);

#### Objections

##### Design (Addressed in Para 7.2)

- Impact on character and appearance
- Overdevelopment of the site.
- It would be slightly deeper than the previously refused scheme (7950mm rather than 7940mm).
- No other properties have extended 8m in depth to the rear.
- Incorrect aspects in the application (guttering of 121 Kings Road is not the same level as the fence, and the ground level on 123 is the same as No.121 other than the patio area of 121 which sits lower).

##### Neighbouring Amenity (Addressed in Para 7.3)

- Unacceptable impact upon neighbouring amenity
- Will overshadow neighbours.
- Loss of light.
- Invasion of privacy.
- No.125s garden is predominantly to the front so it would impact upon this.
- Privet hedge on boundary with No.125 is almost dead.
- Overbearing / would have a negative visual impact.
- Concerns of noise.
- Lights are left on all night which shine into other properties.

- Practice has outgrown the area it sits within and should consider relocation to a larger premises.
- Can't believe the business would make a large investment without increasing the client base / making no return.
- Three bedroom staff flat above – why can't they use this for business use? There is no requirement from the RCVS that states staff must live on site.
- Has not overcome the previously refusal grounds / appeal decision.
- Should be in a larger business premises rather than a residential area.

#### Highways (Addressed in Para 7.4)

- Local neighbourhood already suffers with increase levels of noise from the practice and traffic congestion generated by it.
- Concerns over road safety.
- Will increase traffic flow and impact on air quality.
- Increase in cars will block peoples drive / bus routes / emergency services.
- No additional parking proposed.
- Will result in additional impact with construction vehicles etc blocking the road.
- Parking issues occurring from people visiting the vets have led to rude behaviour / verbal abuse to residents.

#### Support

- Will enable better and quicker service to existing clients.
- Would be fantastic.
- Kings Road Vets are part of the community and very successful – why would you want to stop success?
- More staff have joined but the space has remained the same – the extensions can only help matters / more space is needed.
- Fully support it.
- Would provide additional / improved services to the community.
- Would not impact the appearance of the building from the front and there is ample space to the rear of the building.
- Would not impact upon neighbours.
- Extension is to allow more efficient care of animals and services and is not in my view designed to allow for an increase in clients.
- Won't attract any more road traffic as they can only do so many appointments in a day which won't change.
- They have taken on board past comments and amended their application accordingly, including a reduction in height.
- Would improve patient / pet care.
- The Vets provides jobs in the area and also offers work experience.
- People are quite happy to park further along the road.
- Whilst parking can be difficult at times, we have always managed to find a space without inconveniencing neighbours and often on the vets own drive.

## **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 2021**

#### 6.6 **The London Plan (2021)**

D1 London's form and characteristics  
D4 Delivering Good Design  
D5 Inclusive design

#### 6.7 **Bromley Local Plan 2019**

30 Parking  
37 General Design of Development  
123 Sustainable Design and Construction

#### 6.8 **Bromley Supplementary Guidance**

SPG1 – General Design Principles  
SPG2 – Residential Design Guidance

## **7 ASSESSMENT**

### 7.1 Resubmission

7.1.1 The application follows a previous application for a similar single storey rear extension to the veterinary surgery, which was refused under ref: 20/00575/FULL1 on the following grounds;

1. The proposed development, by reason of its excessive depth and overall scale, would result in an incongruous and unsympathetic form of development detrimental to the character of the host building and result in significant loss of light, outlook and visual amenity to the neighbouring dwelling, contrary to Policy 37 of the Bromley Local Plan.

7.1.2 The decision was appealed, with the Planning Inspector dismissing the appeal.

7.1.3 The Inspector made the following comments which are considered relevant to the current application;

*Character / Overdevelopment*

- I do not consider that the depth of development on the appeal site would appear excessive or conspicuous, and the impact on the character and appearance of the area would be limited.
- In my judgement the extension would appear as a generally subservient and sympathetic addition to the building.
- While I noted a number of existing outbuildings to the rear of the appeal building, a long garden would also be maintained beyond the rear of the extension.
- There would also be spacing to the boundaries at its sides, and I am satisfied that the development would not be disproportionate to the site overall.

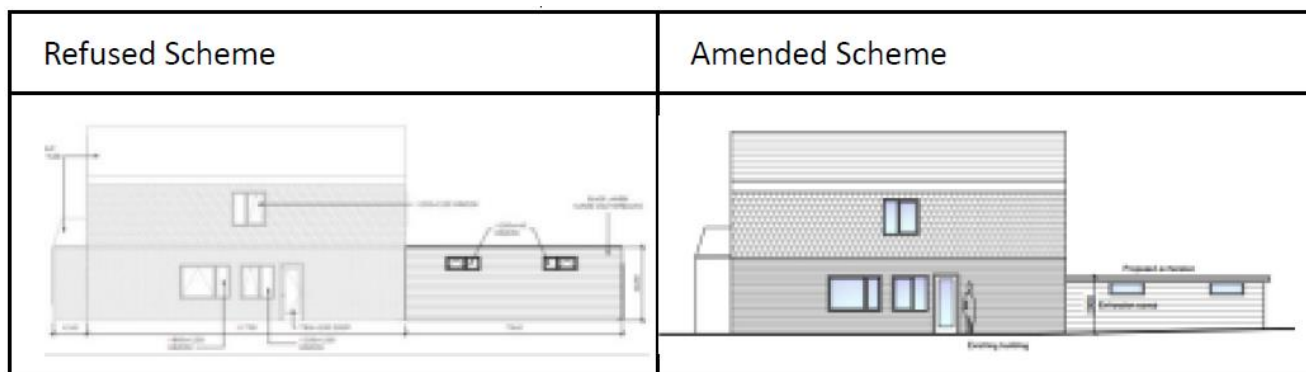
*Impact on Neighbouring Amenity*

- I find that the significant depth of the development beyond the rear of No 121 in such close proximity would be dominant and visually intrusive.
- Given the height of the development and the separation that would be provided to the boundary with No 121, I do not consider that it would result in significant overshadowing or loss of light. However, this does not outweigh the harm that I have identified would be caused in respect of outlook.
- Therefore conclude on this main issue that the proposal would be overbearing, and would cause unacceptable harm to the living conditions of the occupiers of 121 Kings Road.

*Other Matters*

- While I have taken into account additional concerns raised by interested parties, including in relation to noise and disturbance and parking pressure resulting from the proposal, these matters do not alter my conclusions on the main issues.

7.1.4 The current application seeks to overcome the previous refusal grounds by reducing the height of the proposed extension by 0.65m, by proposing to excavate the garden to provide a lower floor level within the extension.



**Figure 8: Side Elevation Comparison of Refused and Current Schemes**

7.1.5 The use of the vets has previously been established, and therefore it is considered that the main considerations within this application would be the impact of the design of the extension and whether this would result in the over development of the site, and the resulting impact on neighbouring amenity and highways matters, as outlined below.

## 7.2 Design, Layout, Scale – Acceptable

7.2.1 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. London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.2.2 Policies 6 and 37 of the Bromley Local Plan (BLP) 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.

7.2.3 The proposed extension would result in a significant additional footprint to the host property given its depth of 7.94m and width of 8.5m. However, it is noted that within the appeal decision the Inspector did not consider the depth of the development would appear excessive and that a sufficient garden area would be maintained beyond the rear of the extension to ensure that the development would not be disproportionate to the site.

7.2.4 The current scheme proposes an extension with the same footprint as previously proposed, though its visual impact has been reduced by its reduction in height above ground level resulting from the lowering of the floor level into the existing ground.

7.2.5 Having regard to the Inspectors comments, it is therefore considered that the development would not be of a scale that could be considered overly excessive and that the extension would not result in an overdevelopment of the site.

7.2.6 The extension would feature a black weatherboarding external finish which would appear different to the existing property, though it is not considered that it would result in any significant adverse impact on its appearance. Furthermore, given the siting of the proposed extension to the rear of the property and would therefore not detract from the visual amenities of the street scene.

7.2.7 Having regard to the above, and the scale, siting and proposed materials of the development, it is considered that the proposed extension would not be harmful to the appearance of the host property, would not result in an overdevelopment of the site, and would not result in any unacceptable harm to the visual amenities of the street scene.

## 7.3 Residential Amenity – Acceptable

7.3.1 The adjacent dwelling at No.121 does not benefit from any extensions itself, and the proposed extension would therefore project approx. 7.94m beyond its rear. The rearward projection beyond this neighbour would be significant and the overall impact of the extension was considered unacceptable in terms of its impact upon light, outlook and visual amenity within the previous application.



**Figure 9: Photo showing view to No.121**

- 7.3.2 The current scheme retains the same depth to the proposed extension however has reduced its height by approx. 0.65m by setting the floor level into the existing ground to reduce the overall height to 2m above existing ground level. The impact would also be mitigated somewhat by the separation distance to the boundary of approx. 2.2m, and the existing boundary fence which is indicated to be 1.73m high.
- 7.3.3 Whilst the depth of the extension would still appear somewhat significant beyond the rear of the neighbour, the lower height and boundary fence would prevent it from appearing highly visible from this neighbour, particularly in views from the closest ground floor windows. On balance, it is considered that the extension would therefore not have a significant impact above the existing fence and that any loss of light, outlook or visual amenity would not warrant a refusal of the application on these grounds. However as the sinking of the extension below the existing ground level is critical to the acceptability of the proposal in residential amenity terms, it is recommended that further details of the finished floor level, relative to the existing ground levels, are secured by planning condition.
- 7.3.4 With regards to other nearby residents, the neighbour at No.125 is set significantly further back in the plot compared to the application building. The extension would project 7.94m towards the front elevation of this dwelling. Although any visual impact would be partly mitigated by the existing established vegetation on the boundary, this vegetation does not appear to be in the ownership of the application site and it therefore cannot be guaranteed that it would be retained. Comments have also been received stating that the hedge is almost dead.





**Figure 10: Photo showing view to No.121**

- 7.3.5 Within the previous appeal decision, the Inspector did not raise any concerns over the impact upon the amenities of the neighbouring property at No.125. Given the reduction in height of the proposed extension it is considered the development would result in less visual impact than the previous scheme, and would therefore not be considered to result in an unacceptable impact upon the visual amenities or outlook of this neighbour.
- 7.3.6 With regards to other nearby properties to the rear boundary it is considered the extension would be set a sufficient distance from the rear boundary to prevent any unacceptable harm to this neighbour.
- 7.3.7 It is noted that concerns have been raised in relation to noise and disturbance, as well as operating outside of previous planning conditions relating to the numbers of vets and operating hours.
- 7.3.8 The agent has confirmed that the extension would not provide any additional consultation rooms and would not lead to an increase in either employees or client numbers visiting the site compared to the existing situation. It is noted that the previous permission on the site (ref: 00/00308/FULL1 ) did not include a condition which specifically restricted staff numbers. A staff rota has been provided to support the application which outlines the current working staff and their usual hours. It is therefore considered that subject to a condition to ensure that the number of staff on site does not exceed that shown in the staff rota, that no objections can be raised in this instance regarding the staffing levels of the site.
- 7.3.9 With regards to the hours of operation, the previous permission (ref: 00/00308/FULL1) including the following condition;
- “3. The veterinary surgery shall only be open to the public between 08.30 hrs to 10.30 hrs and 15.00 hrs to 20.00 hrs on Mondays to Fridays inclusive, 09.00 hrs to 12.00 hrs on Saturdays and shall not open on any Sunday or Bank Holiday, Xmas Day or Good Friday.”*
- 7.3.10 The veterinary surgery appears to be operating different hours to those stated in the condition. However, it has been confirmed that no alterations are being proposed to the

current opening hours as part of this application in order to regularise the hours that are currently being operated. Therefore, it is considered appropriate to add a condition to ensure that the opening hours remain the same as currently approved. It would be open to the applicant to seek a variation to this condition in the future should they wish to do so which would be assessed on its own merits.

- 7.3.11 It is noted that concerns have been raised from residents regarding the impact of noise and disturbance from the use. The extension would enable the provision of a sterile theatre, x-ray room, preparation area and storage area, and the applicants have confirmed that it would not provide any additional consultation rooms and would therefore not lead to an increase in employees or client numbers visiting the site.
- 7.3.12 Environmental Health Officers have also reviewed the application and have raised no objection in principle to the impact of noise and disturbance to nearby properties compared to the previous approved use of the site. However, a condition has been recommended to ensure all windows and door to the extension are to remain shut during veterinary treatment and other means of ventilation provided in order to ensure that there is no additional harm to neighbouring properties. Subject to the above conditions, it is not considered the development would result in any unacceptable additional impact by way of noise and disturbance to nearby properties.
- 7.3.13 It is noted that within the Appeal Decision for the previous scheme, the Inspector had only raised concerns over the impact upon outlook. Therefore, having regard to the above, the Inspectors comments, and that the height of the development has been reduced to significantly lessen the impact on outlook, it is considered on balance that the development would not result in any unacceptable impact upon neighbouring amenity.

#### 7.4 Highways - Acceptable

- 7.4.1 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment.
- 7.4.2 When reviewing the previous appeal decision it is noted that the Inspector had raised concerns raised in relation to parking pressures resulting from the proposal, however it did not alter their conclusions on the main issues and the Inspector did not raise any specific concerns over parking or highways matters.
- 7.4.3 The applicant has confirmed that the extension would not generate new footfall to the premises as the extension would not provide any additional consultation rooms and would therefore not lead to an increase in either employees or client numbers compared to that which currently exists.
- 7.4.4 The Council's Highways Officers have reviewed the application and note that there are a number of objections to the proposal regarding parking, some inconsiderate and potentially causing congestion.
- 7.4.5 Highways Officers consider that if there is no potential change in the number of appointments then it would be difficult to raise an objection on highways grounds. Furthermore, even if there are parking issues at the moment this application would not make the situation worse.

7.4.6 If more animals can be treated then there will be more trips and there may be an impact. However, the information supplied indicates that there would be no increase in staff numbers or change in appointment times, and the extension would not provide any additional consultation rooms. Therefore, the development would not result any additional trips to the site and subject to the previous recommended conditions relating to the staff numbers and hours of opening for the public to ensure this, it is considered on balance that the development would not result in any unacceptable additional impact upon parking / highways matters that would be sufficient to refuse the application on these grounds.

## **8 CONCLUSION**

- 8.1 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. Furthermore, it is not considered that the development would result in any unacceptable additional impact upon highways matters, subject to appropriate conditions.
- 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**

#### **Conditions**

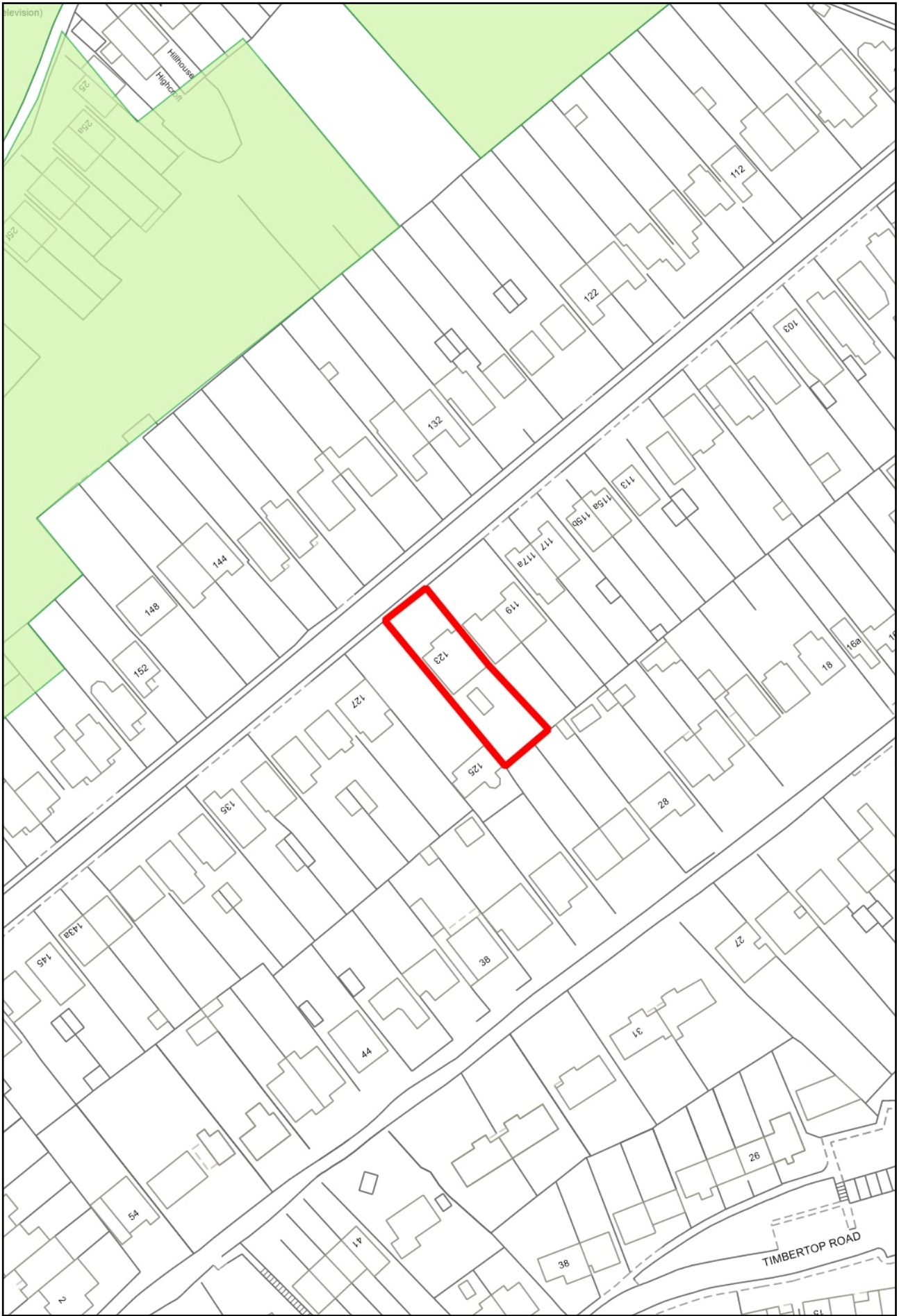
- 1. Time Period**
- 2. Compliance with approved plans**
- 3. In accordance with submitted materials**
- 4. Details of finish floor level of extension**
- 5. Hours of operation**
- 6. No increase in staff numbers compared to the submitted staff rota**
- 7. Ensure all windows and door to the extension are to remain shut during veterinary treatment and other means of ventilation provided.**
- 8. Existing garage shall only be used for the parking of vehicles and permanently retained as such.**
- 9. Residential accommodation at first floor level shall not be severed to form a separate self-contained unit.**
- 10. No overnight boarding of animals (except those gravely ill which need to be hospitalised overnight).**

#### **Informatives**


- 1. Contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/ or the Environmental Protection Act 1990.**


**Any other planning condition(s) considered necessary by the Assistant Director of Planning.**

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Ordnance Survey 100017661.


22/02547/FULL1 - 123 Kings Road



28 June 2023 1:1250



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<b>Committee Date</b>	06.07.2023		
<b>Address</b>	Outside 14 Red Lodge Road West Wickham		
<b>Application Number</b>	22/04848/ADV	<b>Officer:</b> Nicolas Graves	
<b>Ward</b>	West Wickham		
<b>Proposal</b>	1 x post mounted "Village" sign on the public footway outside 14 Red Lodge Road West Wickham		
<b>Applicant</b>	<b>Agent</b>		
Jessica Naylor			
London Borough of Bromley Civic Centre Stockwell Close Bromley BR1 3UH			
<b>Reason for referral to committee</b>	LBB Application	<b>Councillor call in</b> No	

<b>RECOMMENDATION</b>	Grant Advertisement Consent
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area Local Cycle Network London City Airport Safeguarding Local Distributor Roads London Distributor Roads Smoke Control SCA 9</p>
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<b>Representation summary</b>	Neighbour letters were sent out on 29.12.22. The consultation period is for 21 days.		
Total number of responses	0		
Number in support	0		
Number of objections	0		

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would add some appropriate visual interest to this part of the street without appearing unduly prominent in the wider street scene.
- No unacceptable impact would arise to neighbouring occupiers or public amenity.
- No unacceptable Highways impacts would arise.

## 2. LOCATION

2.1.1 The application site is on the pavement outside 14 Red Lodge Road.

Figure 1: Site Location Plan

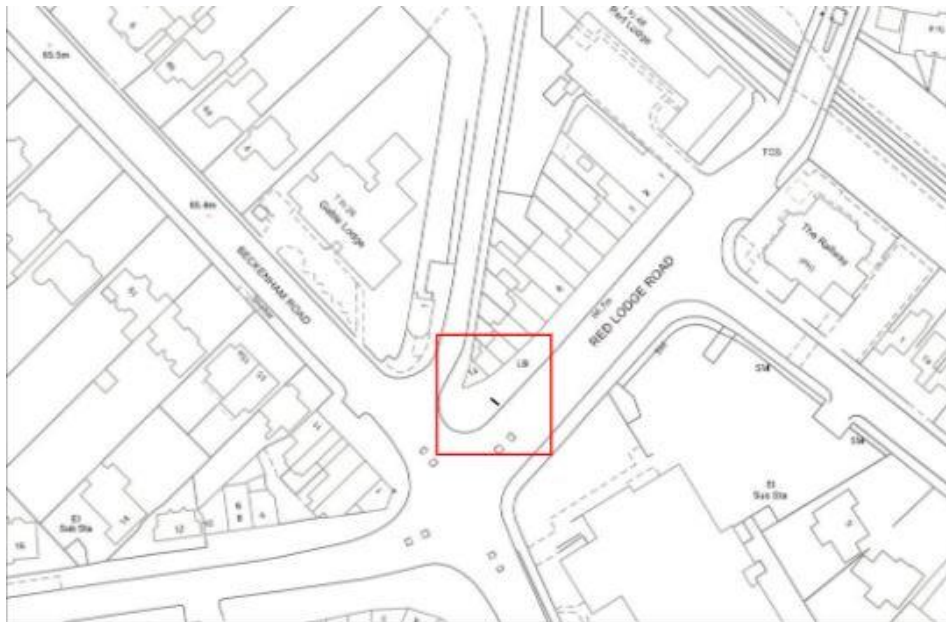




Photo 1: application site looking west along Red Lodge Road



Photo 2: application site looking southwest towards junction of Red Lodge Road and Beckenham Road



Photo 3: application site looking northeast along Red Lodge Road



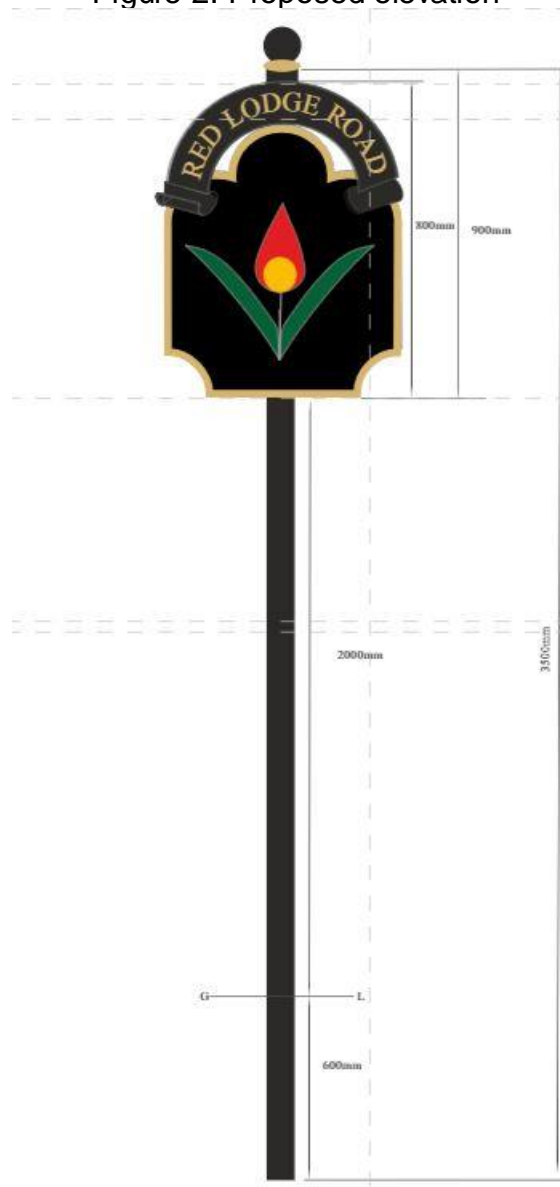
Photo 4: application site looking northeast at junction of Red Lodge Road and Beckenham Road



### 3. PROPOSAL

- 3.1.1 The application seeks advertisement consent for the erection of a post mounted village sign to include the text 'Red Lodge Road'.
- 3.1.2 The proposed sign will have a maximum height of approx. 2.9m (2m post and 0.9m signage). It will be non-illuminated.
- 3.1.3 It will be a double-sided cast polyurethane sign, painted black and gold with gold text mounted on an aluminium post. The sign will measure 0.6m in width and 0.8m in height.
- 3.1.4 As stated on the application form, 'as part of the London Borough of Bromley's Local Parades Improvement Initiative, which is providing funding to supply and install the Village Sign, the local businesses operating on the Red Lodge Road parade gave their support for the proposal'.

Figure 2: Proposed elevation



#### **4. RELEVANT PLANNING HISTORY**

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

02/03187/ADV - Outside No. 14 Red Lodge Road West Wickham Internally illuminated double-sided free-standing sign. Refused on the following grounds:

1. The proposed sign, by reason of its size and siting would constitute an overprominent and obtrusive feature, out of character with this local shopping parade and detrimental to the visual amenities of the area in general.

2. The sign, by reason of its siting in relation to the traffic signal control junction and the pedestrian crossing, would have a detrimental impact on the free flow of pedestrians along the pavement and at the pedestrian crossing.

#### **5. CONSULTATION SUMMARY**

##### **A) Statutory**

5.1.1 Highways: No objection raised. The applicant would need to ensure that the sign is a minimum of 450mm clear of the carriageway.

5.1.2 Transport for London: TfL has no comments to make on this planning application regarding strategic transport issues. We would, however, expect the application to be determined in line with relevant London Plan policy and guidance plus that issued by TfL including the Mayor's Transport Strategy. It should be ensured that the sign does not encroach onto the tactile paving needed for pedestrian usage and encroach onto the cycleway boundaries and should be placed so that it does not hinder their access.

##### **B) Local Groups**

5.2 N/A

##### **C) Adjoining Occupiers**

5.3 No representations were received.

#### **6. POLICIES AND GUIDANCE**

6.1.1 Section 3(1) of the Town and Country Planning (Control of Advertisements) Regulations 2007 sets out that in considering and determining applications for advertising consent the local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account: -

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

6.1.2 Section 3(2) states that without prejudice to the generality of paragraph (1)(b) (above)

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include:

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

6.1.3 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.

London Plan (2021) relevant policies:

D1 London's Form, Character and Capacity for Growth

D4 Delivering Good Design

D8 Public Realm

Bromley Local Plan (2019) relevant policies:

32 Road Safety

33 Access for All

37 General Design of Development

102 Advertisements

## **7. ASSESSMENT**

### **7.1 Design – Layout, scale – Acceptable**

7.1.1 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy 37 of the Bromley Local Plan sets 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.

7.1.2 Policy 102 states that advertisements, hoardings and signs should:

a - have regard to the character of the surrounding area,

b - be in keeping with the scale, form and character of any buildings on which they are placed,

c - generally not be located in residential areas and the Green Belt, Metropolitan Open Land (MOL) and Urban Open Space,

d - preserve or enhance the character or appearance of conservation area,

e - not be likely to create a hazard to road users, and

f - avoid harm to the significance of listed buildings.

- 7.1.3 The proposed sign will have a maximum height of approx. 2.9m (as scaled from ground level) and be located on the pavement to the front of 14 Red Lodge Road near the junction with Beckenham Road. Submitted plans indicate it will be located approx. 2m away from the carriageway. The sign itself would measure 0.6m wide x 0.8m high.
- 7.1.4 The sign is considered to be in context with the surrounding area and would add some appropriate visual interest to this part of the local parade without appearing unduly prominent in the wider street scene. The proposal is considered to comply with Policies 37 and 102 of the Local Plan and it would not have a detrimental impact on the visual amenities of the area.
- 7.1.5 Having regard to the form, scale, siting and proposed materials it is considered that the proposed signage would complement the area and would not appear out of character with surrounding development or the area generally.

## **7.2 Neighbouring Amenity – Acceptable**

- 7.2.1 The proposed signage will be non-illuminated. It will be located on the pavement to the front of 14 Red Lodge Road, which forms part of a commercial parade, with some residential units above. Given the modest scale and separation to residential properties, the proposal is not considered to result in an adverse effect upon residential amenity.

## **7.3 Highways – Acceptable**

- 7.3.1 In relation to pedestrian and highway safety, no objections have been raised by the Council's highways officer. The location and design of the sign would not result in a road safety hazard or interference with any visibility splays.
- 7.3.2 TfL has made no comment in relation to strategic transport issues given the sign is non-illuminated. The location of the sign would not encroach onto the tactile paving at the junction and would be sited away from the cycleway.

## **8. CONCLUSION**

- 8.1.1 The proposed post mounted "Village" sign is considered to be acceptable in that it would comply with Policies 32, 37 and 102 and would not result in harm to the character and appearance of the area in general and would not result in a negative impact on neighbouring amenity or highway and pedestrian safety.

**RECOMMENDATION:** Grant Advertisement Consent

**Subject to the following conditions:**

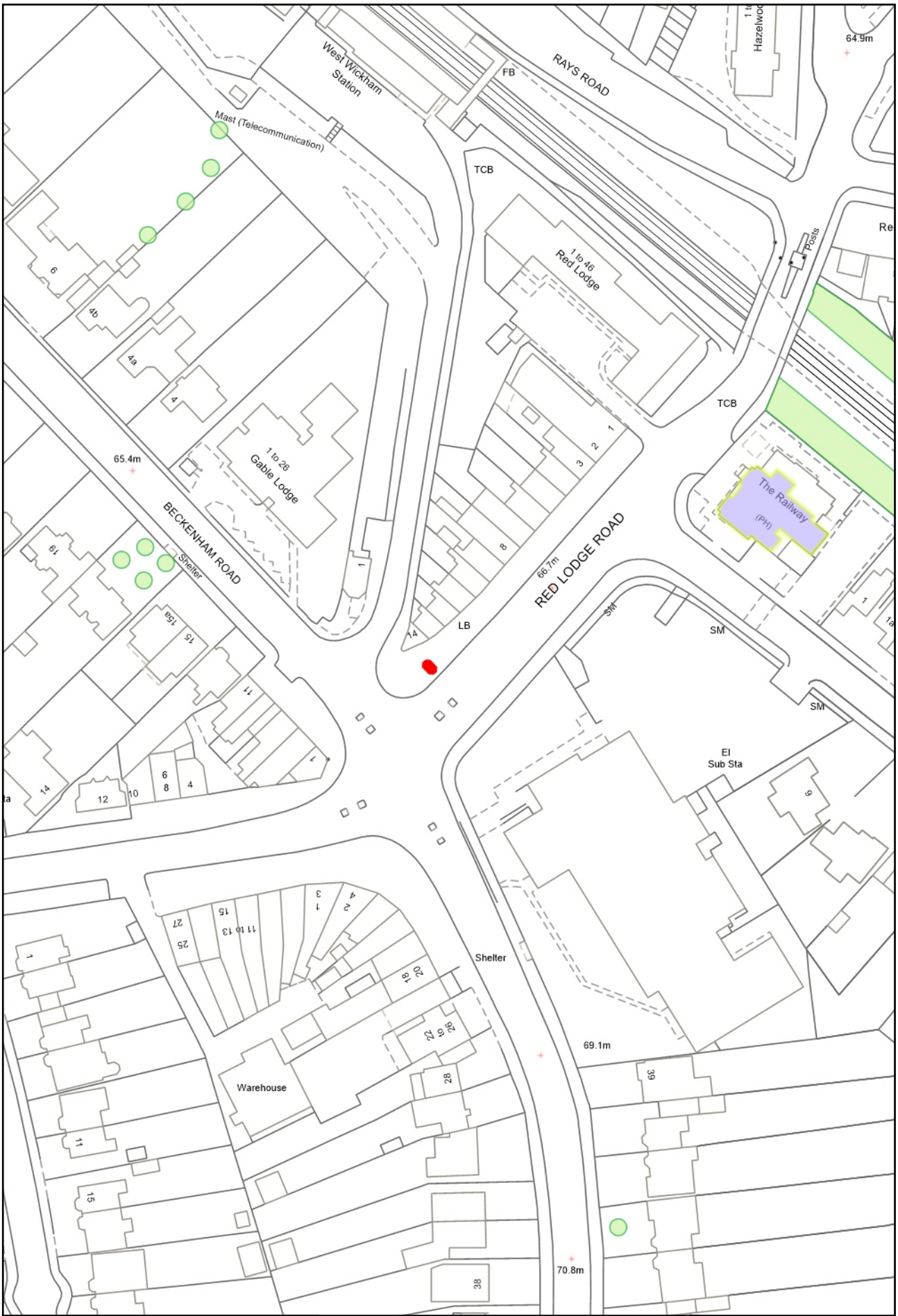
- 1. Standard – maintenance of sign**
- 2. Standard – maintenance of sign support/structure**

- 3. Standard – removal of sign in accordance with Advert Regulations**
- 4. Standard – consent of the landowner**
- 5. Standard – time limit of 5 years**
- 6. Standard – compliance with the approved plan**
- 7. No illumination**

**Any other planning condition(s) considered necessary by the Assistant Director of Planning.**

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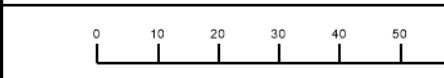


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