

SECTION '2' – Applications meriting special consideration

**Application No :** 14/03821/DET

**Ward:**  
**Kelsey And Eden Park**

**Address :** GlaxoSmithKline Langley Court South  
Eden Park Road Beckenham

**OS Grid Ref:** E: 537785 N: 167886

**Applicant :**

**Objections : YES**

**Description of Development:**

Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports clubs/ library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 3 of permission ref: 98/01103/FUL) PART OUTLINE

**Key designations:**

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
Local Distributor Roads  
Metropolitan Open Land  
River Centre Line  
Sites of Interest for Nat. Conservation  
Smoke Control SCA 21  
Smoke Control SCA 9

Smoke Control SCA 18

Urban Open Space

## **Proposal**

Planning application ref 14/03821/DET seeks consent for Reserved Matters and Conditions relating to Phase 3 of the development at the GlaxoSmithKline site in South Eden Park Road (DC/12/00976).

An appeal has been lodged against the non-determination of this application and this report seeks the views of Members to either contest the appeal or not to contest the appeal. In addition to submitting an appeal the applicant has also submitted a duplicate application (DC/15/01194) to enable the Council to continue to assess the proposal in this respect.

In June 2014 outline planning permission was granted for the following development under ref DC/12/00976:

Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL)  
PART OUTLINE

The approved phasing plan for the implementation of the above permission identifies a total of 12 phases.

The current application is for Phase 3 and deals with the Reserved Matters and related Conditions for 22 houses located centrally within the site as follows:

- Reserved Matters relating to Access, Appearance, Landscaping, Layout and Scale for Phase 3 which covers
- The provision of 22 houses on plots 1-8 and 42-55
- Conditions submitted that relate to Phase 2, namely
- C7 - boundaries
- C21 - details of parking spaces and/or garages and turning areas
- C22 - refuse
- C23 - bicycle parking provision
- C24 - scheme of lighting for the access drives and car parking areas
- C33 - Secure by Design

- C34 - lighting (appearance, siting, technical details of orientation and screening and means of construction and laying out cabling)
- C35 - slab levels

The applicant has submitted detailed site layout plans for this phase, detailed house type plans for each plot, a Design and Access Statement and a Cumulative Reconciliation Document.

The details of each aspect of the proposal are set out in the Conclusions Section below.

## **Location**

The site comprises an area of approximately 10.6 hectares and lies to the south east of South Eden Park Road. The site was previously occupied by buildings used for pharmaceutical research and development purposes by GlaxoSmithKline (GSK). All of the buildings on the site have been demolished with the exception of the pavilion and the cricket score hut. To the west of the site lie playing fields and woodland. To the south is Unicorn School. To the south and east are Langley Park and Langley Waterside housing developments.

The River Beck flows through the site from south to north in an open channel.

The playing fields and pavilion within the site are on land designated as Metropolitan Open Land. The River Is located within flood zone 2 and 3 due to the potential for flooding as highlighted by the Environment Agency. Part of the site falls within a Site of Importance for Nature Conservation (SINC) and some of the trees on the site are covered by a Tree Preservation Order.

## **Comments from Local Residents**

Nearby properties were notified and one representation has been received raising concerns about the increase in traffic using the roundabout at the northern end of the development during rush hour.

## **Comments from Consultees**

The Council's Highways Officer raises no objections.

The Metropolitan Police Crime Prevention Design Adviser raises no objections.

From an arboricultural point of view no objections are raised to the proposed landscaping.

## **Planning Considerations**

The application relates to Reserved Matters (RM) where the principle of development has already been agreed. In light of this the RM fall to be determined in accordance with the following Unitary Development Plan Policies:

- BE1 Design of New Developments
- T3 Parking
- T5 Access for people with restricted mobility
- T7 Cyclists
- T18 Highway Safety
- NE7 Development and Trees

A consultation on draft Bromley Local Plan was undertaken early in 2014 and will be a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The following Local Plan Policies are relevant:

- 5.3 Housing Design
- 7.1 Parking
- 8.1 General Design of Development
- 8.3 Development and Nature Conservation Sites
- 8.7 Development and Trees

In strategic terms the most relevant London Plan 2015 policies are:

- 3.5 Quality and Design of Housing Developments
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture

The National Planning Policy Framework 2012 and Planning Practice Guidance 2014 are also relevant.

## **Planning History**

The site has been the subject of numerous previous relevant applications.

Permission was granted for the Pavilion Sports Club building in 1990 under ref 90/00522/OUT.

The site forms part of what was a larger site owned by GlaxoSmith Kline. Land to the south and east of the application site has been developed for residential use, known as Langley Waterside and the Unicorn Primary School under permission granted under ref 99/03600/OUT.

The most recent relevant application is the Outline planning permission granted for the redevelopment of this land granted in June 2014 under ref 12/00976/OUT (full description set out in section 1 of this report).

Following the grant of the above Outline permission further applications have been received for Reserved Matters and Minor Material Amendments as follows:

DC/12/03360: Demolition of building Nos 108, 109, 111 and 140E on Plan 00310\_CSH\_006 Rev P1, and the erection of replacement cricket score hut and associated landscaping. This application dealt with Phase 1 of the outline ref 12/00976. Approved.

DC/15/01994: Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports clubs/ library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 3 of permission ref: 98/01103/FUL) PART OUTLINE (Duplicate of 14/03821/DET) Decision Pending

DC/14/03706/DET: Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE) Decision Pending.

An appeal has been lodged against the Council's failure to determine this application within the specified time period. A report relating to this appeal is also put forward for Members consideration as part of this agenda.

DC/ 14/04538: Application submitted for Minor Material Amendments to the original permission granted under ref 12/00967 for:

- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of open watercourses and perimeter ditch to reflect the update drainage strategy
- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of additional trees
- Variation of Condition 16 to reflect the updated drainage strategy
- Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis
- Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis.

This application is pending consideration.

## **Conclusions**

Outline planning permission was granted for the redevelopment of this site under ref 12/00976 subject to conditions. Condition 2 requires that development shall be materially carried out in accordance with the Development Specification (June 2012) and the 13 Parameter Plans listed in this condition.

In accordance reserved matters and some conditions relating to Phase 3 have been submitted for consideration. It is necessary to consider the acceptability of the detailed proposals for Phase 3 in accordance with the Development Specification (June 2012) and the 13 Parameter Plans and any other material considerations.

For this application the relevant parameter plans include:

PP2 Existing Slab Levels  
 PP5 Proposed Plot Extent  
 PP6 Proposed Slab Levels  
 PP7 Proposed Storey Height  
 PP9 Proposed Access and Circulation  
 PP10 Proposed Parking Strategy  
 PP11 Proposed Landscaping Strategy  
 PP12 Proposed Critical Dimensions  
 PP13 Proposed House Typology

The issues to consider are:

- o Principal
- o Access
- o Landscaping
- o Appearance
- o Layout
- o Scale
- o Details submitted as part of Conditions

Principal of the Extent of the Proposed Development

The Cumulative Reconciliation Document sets out the drawdown of the total floorspace approved under the outline planning permission.

Phase 3 relates solely to the provision of C3 dwellinghouses.

A total of 35,580 sqm of C3 floorspace and up to 179 dwellings was agreed by the Outline permission (12/00976). In para 2.4 of the approved Development Specification 2012, the floorspace of 35,580 sqm is divided between 29,090sqm for C3 dwelling houses (apartments and houses) and up to 6,490 for C2 use (up to 50 affordable extra care apartments)

This phase seeks permission for 22 dwellings amounting to 8,275 sqm of gross external floorspace. This will leave a total of 27,305sqm floorspace to be utilised in future over the site for the remaining 42 houses, the 42 apartments and the affordable extra care facility (up to 50 units/6,490 sqm).

The Development Specification (paras 2.3-2.15) sets out floorspace allocation for each approved use and for dwelling houses the indicative ranges for different unit types. For dwelling houses para 2.12 indicates a range of 139-372 sqm (net internal areas) for houses.

The submitted Accommodation Schedule dated 24.07.2014 shows that the unit sizes range from 261 sqm to 392 sqm (net internal area), with an average size of 324 sqm per unit. This falls within the range above.

The resultant total gross internal floor area amounts to 8,275 sqm

On this basis the principle of the extent of the development is considered acceptable.

Reserved Matters (RM)

Access

The submitted plans show the road layout for this part of the development. Parameter Plan 9 shows details of the Access and Circulation and requires the roads to be max 5.5m wide and min 4.1m wide with a turning head. The submitted plans meet this criteria.

Landscaping

This RM requires approval for both hard and soft landscaping. Landscaping guidelines are set out in Parameter Plan 11 and paragraphs 3.31 - 3.33 of the Development Specification 2012 (DS 2012)

The submitted plans comprise a detailed planting plan and details of the hard surfaces for the street scene of the east and west cul-de-sacs.

For the front gardens new tree, hedge and shrub planting is proposed with buff coloured bitumen driveways. Paragraph 3.32 of the Development Specification

requires a minimum of 30% of the front gardens to be soft landscaping and this criteria is met.

The cul de sac roads will comprise blocks with light coloured pavements.

For the rear gardens the DS(2012) requires 50% of rear gardens to be soft landscaping and this criteria is met with most gardens incorporating patio areas and lawn

The public landscaping is varied and incorporates native varieties. The rear gardens are put to lawn and more detailed planting will be at the choice of the new house owners.

For the hard landscaping, details of materials have been indicated on the submitted plans but no samples have been submitted. Therefore a condition is recommended requiring samples to be submitted.

### Appearance

The appearance of this phase relates primarily to the appearance of the proposed houses. The appearance of the frontages is also important and this is dealt with in the Landscaping section above.

Guidance on appearance is set out in Parameter Plan 13 (house typology) and in the DS(2012) mainly under Section 3: Design Controls.

Para 3.6 - 3.9 requires that no two houses should be identical in appearance across the development and provides detail of minimum floor to floor heights, window types and chimneys. Parameter Plan 13 and para 3.10 refer to the specific approved house types for each plot. Paras 3.17 - 3.19 deal with roof and attic design and paras 3.20 -3.21 with roofscape.

With regard to house types for each plot, the proposed house types shown on the schedule of accommodation do not match the house types shown on the parameter plans in 9 instances. Whilst this is unfortunate it is necessary to consider whether the proposed house types meet the requirements of the DS(2012) and present a layout that meets the overall space standards. This matter is discussed in the Layout and Scale section below.

The Design and Access Statement identifies a materials pallet comprising red brick, render, clay, concrete and slate tiles. A detailed specification of materials has not been submitted for the external surfaces of the houses. Therefore a condition requiring the submission of these details is recommended.

Notwithstanding the above the appearance criteria is set out below with commentary as to whether the criteria has been met.

- Each house type shows a different design - this criteria is met.
- Minimum floor to floor heights are met
- Windows are primarily casement or vertical in style - this criteria is met



- Roof and attic design criteria in relation to the number and location of dormer windows and rooflights are met
- All main roofs to be a minimum of 37.5 degrees, with between 45 and 60 degrees for gables and hips, and should use concrete or clay plain tiles. Slate is only acceptable on landmark larger plot. Details of the materials have not been submitted with the application so the appearance in this respect cannot be fully assessed. Therefore a condition is recommended requiring the submission of materials and samples.

### Summary for Appearance

It is considered that the submitted plans showing each detailed house design for this part of the overall development are acceptable in terms of appearance subject to the approval of external material samples.

### Layout and Scale

Guidance on layout and scale is set out in Parameter Plans 5, 7, 12. Paras 3.1 - 3.5 of the DS(2012) deal with the house plots and specifies that all houses are to be detached, separation distances to neighbouring properties to protect the space around buildings and privacy. Paras 3.27 - 3.30 deal with conservatories, loggias, verandas and balconies.

The criteria relating to Scale and Layout is set out below with commentary as to whether the criteria has been met.

- Each house is detached - this criteria is met
- PP5 Plot Extent - the footprint of each house type takes advantage of the additional floorspace allowed by PP5 and paragraphs 3.4 and 3.28 of the DS(2012). This allows conservatories of 4m, frontage increase by 1.2m and rear tolerance of +1m. Plots 6, 7, 8 and 43 have extended their garage frontage by 1m which means that the driveway is slightly less than 6m.
- On PP5, Plot 44 should have a single garage but a full height 2 storey garage has been shown on the submitted plans which has a larger footprint and greater bulk than the garage on PP5. However these changes do not result in an unsatisfactory layout and they are proportionate in terms of scale.
- PP7 Proposed Storey Heights - several of the proposed houses exceed the proposed storey heights required in PP7.
- However all of the house types comply with the criteria relating to the eaves and ridge height for the house types set out in PP5. As such the proposed height of the houses are considered acceptable
- PP12 sets out dimensions of critical distances to achieve property separation and meet standards such as distance from host house to boundary. All of these are met except plots 6, 7, 8 and 43 where the distance is marginally shorter than 6m required. However the shortfall is 20cm and it is considered that this will not result in an unacceptable layout of these plots.
- Garaging and Parking - Parameter Plans 5 and 10 and paragraphs 3.22-3.25 set out criteria for garaging and parking as follows:

- Garages should house at least 2 cars and have additional frontage spaces, a minimum side space of 1m, pitched roofs between 37.5 and 60 degrees and of traditional design to match the host house. The criteria in this respect is met.
- Detached garages with first floor accommodation will have external staircases. None of the proposed garages show internal first floor accommodation.
- Linked garages will have access to first floor from the host house - this criteria is met.

## Summary for Layout and Scale

Taking account of the guidance set out in the relevant parameter plans and the Development Specification (2012) it is considered that the proposed layout largely meets the criteria of the Outline consent. Where there are differences those differences are not considered to be material and therefore the layout and scale of the development is acceptable.

## Conditions

### Condition 7 - Boundaries

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

Paragraph 3.31 of DS(2012) sets out criteria for boundaries requiring fully enclosed gardens to be provided to all plots other than those facing the River Beck. Rear and side boundaries to be fenced in with 2m close boarded fencing. Exposed side and rear boundaries should have 2m high walls.

The submitted soft landscaping plans show boundary treatment and the criteria above is broadly followed.

### Condition 21 - Details of parking spaces and/or garages and turning areas

Before any work is commenced (excluding demolition) within each reserved matters area, details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted within each reserved matters area, 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.

Details of the provision of parking spaces, garages and turning areas are discussed under Layout and Scale above and the proposal in this respect is acceptable.

#### Condition 22 – Refuse

Details of arrangements for storage of refuse and recyclable materials within each reserved matters area, (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before the relevant Reserved Matters area of the development hereby permitted is commenced (excluding demolition) and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

A swept path analysis has been submitted showing that a refuse vehicle can turn in the cu de sac to allow full access for refuse vehicles and plans show how the 18m walk distance limit is met for all houses. Paragraph 2.50 of the DS(2012) requires all waste storage to be at the side or rear of all houses with no front curtilage bins. This criteria can be met.

#### Condition 23 - Bicycle Parking Provision

Before each Reserved Matters area of the development hereby permitted is first occupied, bicycle parking within the relevant reserved matters area, shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Para 3.26 of the DS(2012) requires that cycle storage will be contained within the footprint of the house or to the side or rear of all houses behind boundary treatments.

The London Plan 2015 requires provision for 2 cycles for each house. Garages and gardens are large enough to accommodate the storage of cycles. Therefore the requirements of this condition are met.

#### Condition 24 - Scheme of Lighting for the Access Drives and Car Parking Areas

Details of a scheme to light the access drives and car parking areas within each reserved matters area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development of the relevant reserved matters area hereby permitted is commenced (excluding demolition). The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the relevant of the development is first occupied and the lighting shall be permanently retained thereafter.

#### Condition 34 - Lighting (appearance, siting, technical details of orientation and screening and means of construction and laying out cabling)

Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) within each reserved matters area shall be submitted

to and approved in writing by the Local Planning Authority before any work is commenced in the relevant reserved matters area (excluding demolition), and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently retained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Para 3.50 of the DS(2012) requires that lighting types for the carriageways range from low columns (5-6m max) to inset wall lighting defining access and private drives.

The submitted landscaping plans show that a combination of column and bollard lighting will be provided for the across this phase. When originally submitted this application contained limited information in respect of lighting details, for example technical specification of lighting levels or cabling was not provided. Therefore at the time of writing this report it has not been possible to fully assess the lighting proposals in order to satisfy Conditions 24 and 34. However, additional information has been requested and was submitted at the time in which this report was being finalised. The additional information is currently being assessed by Officer's. It is anticipated that the assessment will be complete in time for a verbal update to Members in this respect.

On the basis that this report is assessed to be acceptable prior to the Committee date the recommendation would be not to contest the appeal on this matter. However if the details are found to be unacceptable, the officer recommendation would need to be reconsidered.

Members will be provided with a verbal update.

#### Condition 33 - Secure by Design

The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures, for each reserved matters area, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant Reserved Matters area of the development hereby permitted (excluding demolition), and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

The Metropolitan Police Designing Out Crime Officer has assessed the submission for Secure by Design and finds it acceptable.

#### Condition 35 - Slab Levels

Details of the proposed slab levels of the building(s) and the existing site levels within each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority before work commences on the relevant Reserved

Matters Phase (excluding demolition) and the development shall be completed strictly in accordance with the approved levels.

Parameter Plan 2 sets out the existing ground levels and PP6 sets out indicative proposed slab levels for the completed buildings. A more detailed plan has been submitted which shows that the actual proposed levels for several plots are higher than the indicative level. With the exception of Plots 3 and 5, the increase in slab level is no greater than 20cm and the plots are all located centrally within the phase.

Therefore the higher slab level will not have an adverse impact on the scale of the development itself or any occupants of properties outside the site.

For Plots 3 and 5 the actual slab levels are respectively 30cm and 50cm higher than the indicative levels shown on PP6. Plot 3 backs on to houses in Coppice Close and Plot 5 backs on to open land. With regard to Plot 3 there is at least 35m separation (at first floor level) between the proposed house and the houses in Coppice Close which includes existing tree planting and a pathway. It is considered that the increased slab level will not result in an adverse impact on the properties in Coppice Close and as such the proposed slab levels are acceptable.

With regard to Plot 5 this backs on to open land and it is considered that there will not be any adverse impact to occupants of properties outside the site.

#### Final Summary

Having regard to the above it is considered that the proposal for Phase 3 of this development site materially meets the requirements of the Parameter Plans and the Development Specification (2012) approved under condition 2 of 12/00976/OUT and, as such, is acceptable subject an acceptable lighting strategy to meet Conditions 24 and 34.

Members agreement is sought to enable officers to agree the duplicate application reference 15/01994 under delegated powers.

Background papers referred to during the production of this report comprise all correspondence on file ref: 14/03821/DET, excluding exempt information.

as amended by documents received on 20.02.2015 05.03.2015

#### **RECOMMENDATION: RESOLVE NOT TO CONTEST APPEAL**

- 1 Details and samples of all external materials, including roof cladding, wall facing materials and cladding, door and window frames, decorative features, hard landscaping and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development in accordance with Policy BE1 of the UDP.

2 Any flat roof areas of Plots 1-8 and 42-55 shall not be used as a balcony or sitting out area and there shall be no access to the roof area.

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

**Application:**14/03821/DET

**Address:** GlaxoSmithKline Langley Court South Eden Park Road Beckenham

**Proposal:** Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels)



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

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