

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

**Application No :** 16/00728/FULL6

**Ward:**  
**Bickley**

**Address :** Greenwood Bickley Park Road Bickley  
Bromley BR1 2AT

**OS Grid Ref:** E: 542475 N: 168904

**Applicant :** Mr D Hancock

**Objections : NO**

**Description of Development:**

Demolition of existing store/shed and erection of replacement garden shed

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 10  
Smoke Control SCA 13  
Smoke Control SCA 12

**Proposal**

Permission was refused in May 2015 under ref.15/00331 for two outbuildings at the rear of this property which comprised a partly built shed/store in the south-eastern corner of the garden, and a proposed pool plant room in the south-western corner. The proposals were dismissed on appeal in October 2015.

Permission is now sought for the replacement of the partly built shed/store with a smaller shed located on part of the existing footprint. The existing shed/store is set back 0.4m from the side and rear boundaries of the site, and measures 5m x 3.7m, with a maximum roof height of 2.8m. The replacement shed would measure 4m x 2m, and would be set back 1.9m from the southern rear boundary of the site, and 1.8m from the eastern side boundary. The maximum height of the roof of the shed would be 2.4m.

**Location**

The application site is located to the southern edge of Bickley Park Road with the cricket ground opposite. The site is occupied by a large two storey detached dwelling which is of a comparable size and style to those in the vicinity and which was permitted in 2009. The site lies within Bickley Area of Special Residential Character (ASRC).

## **Consultations**

No letters of objection have been received from third parties to date.

## **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H10 Areas of Special Residential Character

## **Planning History**

The existing dwelling was granted permission under ref.09/01573, pursuant inter alia to condition 3 which removes permitted development rights for extensions or outbuildings.

A number of applications for a detached dwelling within the rear garden were refused under refs.07/02856, 08/02804 and 10/01837, and were subsequently dismissed at appeal.

Permission was refused in September 2013 (ref.13/02092) for a two storey side extension, a single storey rear extension and the change of use to a house in multiple occupation on grounds relating to the over-intensification of the existing property, and the resulting harm to the established residential character of the area.

Permission was refused in March 2014 (ref.13/04243) for a single storey side/rear extension and an outbuilding to the rear to be used as a gym/play/store on grounds relating to an overdevelopment of the site, and the harm caused to the character and spatial standards of the ASRC. However, these proposals were allowed on appeal in June 2014, and construction of the detached outbuilding is nearing completion.

Permission was refused in February 2015 (ref.14/04292) for a two storey side and single storey rear extension with a swimming pool to rear on grounds relating to an overdevelopment of the site, and harm to the character and appearance of the ASRC. However, the appeal was allowed in May 2015.

Part retrospective permission was refused in May 2015 (ref.15/00331) for two outbuildings at the rear to provide a store/shed and pool plant room on the following grounds:

"The outbuildings would add to the considerable amount of development, including extensions, that has been permitted at this site, and the cumulative effect of this development would be detrimental to the overall character and appearance of the area and the character and spatial standards of Bickley Area of Special Residential Character, contrary to Policy H10 of the Unitary Development Plan."

The subsequent appeal was dismissed in October 2015.

## **Conclusions**

The main issues in this case are the impact of the proposed replacement shed on the character and appearance of Bickley Area of Special Residential Character and on the amenities of neighbouring residential properties.

Appendix 1 of the UDP sets out that "Developments likely to erode the individual quality and character of the ASRCs will be resisted." The Bickley ASRC is described as being characterised by spacious inter-war residential development which consists of large houses in substantial plots.

In dismissing the previous appeal for the partially built store/shed and the proposed pool plant room, the Inspector considered that although the outbuildings would not be visible from the public realm, the shed/store occupied much of the space between the existing outbuilding and the side and rear boundaries of the site which gives rise to a cramped appearance. She commented that the existing large outbuilding that was previously allowed on appeal provided gaps of 4m to the side and rear boundaries which ensured that the spaciousness of the area would be retained, and was therefore concerned that the introduction of two further buildings in areas that were previously undeveloped would encroach on the gaps between the rear gardens, and would not allow space for boundary vegetation.

The current proposals are for a smaller shed only within the south-eastern corner of the garden (the pool plant room is no longer proposed), and the separations to the side and rear boundaries would be increased by 1.4-1.5m. The height of the shed would also be reduced, and Members may now consider that sufficient separation to the boundaries has now been provided such that the spaciousness of the area would not be unduly compromised.

With regard to the impact on neighbouring properties, the shed would be 2.4m high and would be set back 1.9m from the boundary with No.4 Charlotte Park Avenue, and 1.8m from the boundary with Balaton, Bickley Park Road. The shed would be a reasonable distance away from the nearest residential properties, and it is not therefore considered to result in significant loss of light, privacy or prospect to neighbouring properties.

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

## **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

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

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

- 2** The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 4** The existing shed/store shall be demolished by 31st May 2016.

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.**