

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

**Application No :** 16/02974/FULL1

**Ward:**  
**Chislehurst**

**Address :** Torphin Wilderness Road Chislehurst  
BR7 5EZ

**OS Grid Ref:** E: 543891 N: 170247

**Applicant :** Mr J. White

**Objections :** YES

**Description of Development:**

Demolition of existing outbuilding and erection of detached 5 bedroom house, with basement and accommodation in the roof, together with associated parking and landscaping.

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation  
Smoke Control SCA 16

**Proposal**

This site measures 0.3 ha and is currently utilised as amenity space for the detached dwelling known as Torphin. The site falls within Chislehurst Conservation Area.

Permission is sought for the demolition of the existing pool house, subdivision of the existing plot of Torphin and the erection of a detached 5 bedroom house with basement and accommodation in the roof. The proposed dwelling will be located to the west of the existing dwelling. It will be set back a minimum of 16m from the front boundary line and will provide a minimum of 3.1m side space.

**Consultations**

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

- o The proposed dwelling will be one of the largest in Wilderness Road but the plot size will be one of the smallest
- o Plot coverage would appear greater than other neighbouring plots
- o Currently densely covered by trees and mature shrubs, providing effective screening of Torphin and is single storey swimming pool
- o It is very visible from the entrance to Wilderness Road

- o The loss of trees arising from the construction of the proposed dwelling, access way and parking area will diminish the natural screening
- o Increase in overlooking
- o No justification of proposed side space
- o The proposal will result in loss of a considerable number of trees and do not consider that the proposed building work is of sufficient merit to offset the loss of the trees
- o Default position is that structures are located outside of root protection areas (RPA) of trees to remain on site. Works within the RPA should be justifiable and it should be demonstrated that trees can remain viable and mitigation measures proposed. Do not consider these have been met, particularly given excavation works that will be required for basement level.
- o Concern for future of large horse chestnut tree due to proximity to proposed dwelling
- o Contrary to BE14 NE7 and H9 of UDP
- o Seriously damaging to the environmental historical architectural and landscape character of this important part of the Chislehurst Conservation Area.
- o Unlike its neighbours, Torphin is far wider than it is deep.
- o The character of the conservation area, design and landscape qualities of the existing historical development, the spacious design and neighbouring amenities would be closely and intimately affected by any sub-division and re-development of the existing grounds.
- o Impact on water table
- o Defective Ownership Certificate and false statements
- o Wilderness Road is owned by wilderness Road Maintenance Limited (WRML).
- o Not appropriate for an applicant simply to clad a modern building in arts and crafts materials and claim it acceptable. To do so would ignore the heritage, cheapen the concept of Conservation areas and lead to downward spiral of ever diminishing sub divided land parcels.
- o Long term irreversible impacts on the existing landscape
- o Destroy spatial quality and landscaped character of the area
- o Extremely large dwelling on a prominent site ranged over 4 storeys (basement with three floors above)
- o Pool house was approved some 13 years ago and is no comparison to a 5 bed house.
- o Proposed dwelling has roughly twice the built footprint of the pool house - even without patios
- o Is roughly twice the width of the pool house and three times the height of the pool house
- o Replaces all the important landscaped side gardens and lawns of Torphin with hard surfacing, access, buildings, walls, glazed basement accommodation, driveways, parking and turning areas.
- o Highways safety implications - sight lines are inadequate between Wilderness Road and Prince Imperial Road and have been the site of many accidents.
- o Contrary to H7(iii) BE1, BE11, BE14 T18 NE10 of the UDP and SPG
- o Reference to previous appeal decisions
- o Pre-application letter is being used to justify a significantly different proposal.
- o Contrary to 3.5 and 7.4 of the London Plan and NPPF

- o Poor quality residential accommodation and amenity space for future occupants
- o Architectural design fails to reference the Arts and Crafts characteristics of the properties on Wilderness Road
- o No information has been provided in relation to ecology or drainage and flooding

Letters of support were received which can be summarised as follows:

- o Proposal will sit well on a large plot of land
- o The site of the existing house is in fact two plots
- o With the wealth of trees and foliage, including evergreen trees, it will not impact on neighbours
- o High quality design
- o Positively contribute to character of the road
- o Site comfortably within the street scene

### **Internal Consultations:**

Comments were received from the Councils Tree Officer which can be summarised as follows:

- o The scheme has been supported well by an arboricultural report that covers an impact assessment, method statement and details of tree protection.
- o The development proposals will require the loss 7 trees and a section of hedge along the front boundary (H1). These trees have been categorised as C, indicating limited amenity value. The removal of these trees is not considered to result in a significant loss to the conservation area and had any of the trees appeared in a section 211 notice, a Tree Preservation Order (TPO) would not have been merited
- o The retention of the hedging along the western boundary will ensure a good level of screening is offered to the development. The vegetation separating plots of the Wilderness Estate is a common feature of this part of the conservation area
- o The proposed dwelling will be constructed largely within the footprint of the existing outbuilding. The impact upon retained trees will be marginally increased, however, remains within the acceptable limits guided by British Standard 5837. On this occasion the only consideration should be whether the development is seen as beneficial. There is limited scope for replacement trees to mitigate tree losses
- o Recommend condition to ensure development is implemented in accordance with Arboricultural Report and under the supervision of a retained arboricultural specialist

Comments were received from the Councils Conservation Officer which can be summarised as follows:

- o The garden to the side of this property is quite extensive and already contains an outbuilding which will be demolished.
- o It is possible that an additional house could be comfortably accommodated in this location without harming the spatial standards that prevail in this road

- o No objection subject to condition to ensure materials are submitted to and approved by the Council prior to works

Comments were received from the Councils Drainage Officer which can be summarised as follows:

- o There is no public surface water sewer near to this site. Surface water will therefore have to be drained to soakaways.
- o This site is within the area in which the environment agency - Thames region require restrictions on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries.
- o Conditions are recommended regarding sustainable drainage systems and to ensure details of surface water drainage systems are submitted to the Council prior to development

Comments were received from the Councils Highways Officer which can be summarised as follows:

- o Wilderness Road is a private road
- o Proposal includes a good size garage and other parking on the frontage
- o Access appears satisfactory

Comments were received from Thames Water which can be summarised as follows:

- o With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.
- o Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required
- o With regard to sewerage infrastructure capacity, would not have any objection to the above planning application.
- o On the basis of information provided, with regard to water infrastructure capacity, Thames Water would not have any objection to the above planning application

## **Planning Considerations**

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

BE1 Design of New Development  
BE11 Conservation Areas  
BE14 Trees in Conservation Areas  
H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety  
NE7 Development and Trees

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance

London Plan (March 2015)

Policy 3.3 Increasing Housing Supply.  
Policy 3.4 Optimising Housing Potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.7 Renewable energy  
Policy 5.9 Overheating and cooling  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs  
Policy 5.13 Sustainable drainage  
Policy 5.14 Water quality and wastewater Infrastructure  
Policy 5.15 Water use and supplies  
Policy 5.16 Waste net self-sufficiency  
Policy 5.17 Waste capacity  
Policy 5.18 Construction, excavation and demolition waste  
Policy 5.21 Contaminated land  
Policy 6.9 Cycling  
Policy 6.13 Parking  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 8.2 Planning obligations  
Policy 8.3 Community infrastructure levy

The site has been subject to previous planning applications:

- o 90/01218/FUL - Pitched roof to existing two storey side extension - Permitted 11.07.1990
- o 00/00229/FULL1 - Two storey, front and side extension and rear balcony - Permitted 29.03.2000
- o 00/02514/FULL1 - Two storey side extension - Permitted 01.11.2000
- o 00/03959/FULL1 - Detached building for swimming pool - Permitted 18.04.2001

- o 03/01248/FULL6 - Detached building for swimming pool - Permitted 21.05.2003
- o 05/02661/FULL6 - 1st floor side extension and conversion of garage into games room. Detached garage with workshop in roof - Refused 07.09.2005
- o 05/04366/FULL6 - First floor side extension single storey front and side extension for garage and conversion of existing garage to games room - Permitted 01.02.2006

## **Conclusions**

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

- o Design
- o Impact on the Chislehurst Conservation Area
- o Standard of Residential Accommodation
- o Highways and Traffic Issues
- o Impact on Adjoining Properties

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

## **Principle of Development**

Housing is a priority use for all London Boroughs and the Development Plan welcomes the provision of small scale infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

Policy 3.4 of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.

Policy H7 of the UDP sets out criteria to assess whether new housing developments are appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential

amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

A recent appeal decision indicates that the Council does not currently have a five year housing supply and therefore this matter weighs in favour of this proposal.

The site is currently in residential use and is located adjacent to residential dwellings. In this location the Council will consider residential infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of the new dwelling units on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

There have been new properties within Wilderness Road on land previously subdivided from garden land, including the property at 18a Wilderness Road (Beechwood) which was developed on garden land belonging to Moorcroft House and first permitted in 2003 (03/03412/FULL1). This site has been subdivided further following permission in 2015 (15/03453/FULL1).

The proposed dwelling is not considered out of character with the surrounding street scene nor the wider Chislehurst Conservation Area in this regard. The principle of a new house on this land is acceptable.

### **Design, Siting, Layout and Impact on Conservation Area.**

Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. This includes being imaginative and attractive to look at, compliment the scale, form, layout and materials of adjacent buildings and areas; should not detract from existing streetscene and/or landscape.

Policy BE11 Conservation Areas requires new developments to respect and complement the layout, scale, form and materials of existing buildings and spaces; respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of an area and ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character of appearance of the area.

The application site is a large detached property located on Wilderness Road and lies within Chislehurst Conservation Area. The proposal is for the demolition of the existing pool house and erection of a detached 5 bedroom property, with a basement and accommodation in the roof. The proposal will also include a new crossover with hardstanding to the front, bin storage and rear patio.

The proposed dwelling will be located well within the site, set back a minimum of 16m from the front boundary line, thereby maintaining the established building line. When viewed from the street, the proposed dwelling will have the appearance of a traditional two storey property. The accommodation in the roof space will be served by two modest dormers located in the rear roof slope and side roof lights, therefore will not be visible from the street. The proposal also includes a basement with a swimming pool and gym/games room. A street scene elevation was submitted with the application which demonstrates that the proposed dwelling will match the height of the neighbouring properties (9.7m). It is considered that, given the set back from the street and design of the property, the proposed dwelling will preserve the character and appearance of the Chislehurst Conservation Area. The proposed materials consist of white painted timber sash windows with stone surrounds, clay roof ties and facing brickwork. The Conservation Officer raised no objection to the proposal however requests a condition to any permission to ensure that a sample of the proposed materials are to be submitted to and approved by the Council prior to development.

Policy H9 of the Unitary Development Plan states that for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building, however, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space, including corner plots. The new dwelling will provide a minimum of 3.1m to the western flank boundary and 5.5m to the eastern flank boundary, when scaled from the submitted plans. It is therefore considered that the proposed dwelling is compliant with Policy H9 and conforms with the Chislehurst Conservation Area SPG which refers to the properties within the Conservation Area being sited within substantial plots with good levels of side space provision.

Concerns have been raised regarding the size of the proposed plot. Although smaller than the average in the immediate vicinity, the plot is comparable to others in the local area and the subdivision may be considered on balance to preserve the character of the Conservation area.

### **Residential Amenity and Standard of Residential Accommodation**

Policy 3.5 of the London Plan (2015) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants and should also respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The shape, room size and layout of the rooms in the proposed dwelling are considered to be satisfactory. None of the rooms would have a particularly convoluted layout which would limit their use. It would have a large GIA and all five bedrooms exceed the minimum requirements for double bedrooms. It is therefore



considered that the proposal would offer a high level of residential amenity for future occupiers. A partial glass roof and light well will serve the gym/games room and an additional light well will serve the pool area in order to provide sufficient natural light to the basement level.

With regards to amenity space, there will be a minimum of 19m from the rear elevation of the dwelling to the rear boundary line. It is therefore considered that the proposed garden is sufficient. The existing vegetation and boundary treatments will provide sufficient screening and privacy for future occupiers.

### **Impact on Adjoining Properties**

Policy BE1 of the UDP requires the Council to consider whether planning proposals will significantly affect the amenities of occupiers of neighbouring properties and any future occupiers, ensuring that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The proposed detached dwelling is situated well within the proposed plot, however concerns have been raised with regards to the impacts on the amenities of neighbouring properties. The proposed site plan shows the location of the proposed dwelling within the new plot.

To the east is Torphin, the existing property on this site. The proposal provides a minimum of 5.5m side space to the eastern flank boundary with Torphin, and 11m between the two properties therefore is not considered to impact on current levels of daylight/sunlight for this neighbouring property. The eastern flank elevation will have three ground floor windows and one first floor window. The proposed first floor window is to serve an en-suite and is indicated to be obscure glazed therefore is not considered to impact on levels of privacy or result in overlooking.

Due to the layout of the surrounding plots, the western flank boundary is formed of the side boundary for The Birches and the rear boundary of Foxdeane. The proposed dwelling will provide a minimum of 3m to the western flank boundary, and over 12m to neighbouring property The Birches. The proposed western flank elevation will contain one door at ground floor level to serve the utility room and two first floor windows which will serve en-suite bathrooms. Both the first floor windows are indicated to be obscure glazed. The existing garage for The Birches is located close to the shared boundary however this is not a habitable space therefore the impact on this building is not considered significant.

With regards to outlook and visual amenity, the existing boundary treatments to the south and west consist of established vegetation. A small number of trees are to be removed in order to accommodate the proposal however the remaining vegetation is considered sufficient to provide adequate screening between the proposal and the neighbouring properties.

## **Trees**

Policy NE7 of the UDP advises that when considering development proposals, the Council will seek the retention and the long-term health and stability of as many trees as possible.

Policy BE14 of the UDP states that trees often make an important and valuable contribution to the conservation area and will resist proposals where their health or visual amenity is threatened. When consent is given for a tree to be felled, a proper and appropriate replacement will usually be required as a condition of that consent.

The proposed replacement dwelling involves the removal of 7 trees and a section of hedge along the front boundary, however these trees are categorised as C, indicating limited amenity value. As such, the Council's Tree Officer raised no objection to the removal of these trees. It is recognised that the impact upon retained trees will be marginally increased, however, remains within the acceptable limits guided by British Standard 5837. A condition is recommended with any permission to ensure that the development is implemented in accordance with the Arboricultural Report and under the supervision of a retained arboricultural specialist,

## **Highways**

The site has a very low PTAL score of 2 (on a scale of 1 - 6, where 6 is the most accessible). The proposal provides a large integral garage (4.2m wide x 5.5m deep) and additional parking and turning space on the frontage.

No objections are raised in terms of highways. No conditions are provided due to the location of the dwelling on a private road.

## **Summary**

Members will wish to carefully consider whether this proposal will preserve or enhance the Chislehurst Conservation Area given the existing spatial standards. Having had regard to the above it was considered that, on balance, the siting, size and design of the proposed dwelling is acceptable in that it would not result in a significant loss of amenity to local residents and will preserve the character and appearance of the Chislehurst Conservation Area. The proposal will also contribute to the Council's housing supply targets

**as amended by documents received on 25.08.2016**

## **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

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

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

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

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

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

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

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

**Reason: In the interest of highway safety and to minimise the impact of surface water run-off, to ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan**

- 5 No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:**

**i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;**

**ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and**

**iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.**

**The scheme shall be implemented, maintained and managed in accordance with the approved details**

**Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan**

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

**Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.**

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

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan**

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

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

**9 The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be**

completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

**10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to prevent overdevelopment of the site in future, to protect the character and appearance of the Chislehurst Conservation Area, to protect the amenities of future residents and nearby residents, and to comply with Policies BE1 and BE11 of the Unitary Development Plan.

**11** During the demolition and construction works hereby approved no operations including deliveries to or from the site shall be carried out on the site other than between the hours of 07.30 to 17.00 Mondays to Fridays inclusive and to 13.00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays.

**Reason:** To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promoted with regard to amenity.

**12** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

**You are further informed that :**

- 1** To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
  
- 2** Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
  
- 3** You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

**If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.**

**Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)**