

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 13 June 2017

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Kevin Brooks,  
Alan Collins, Robert Evans, Samaris Huntington-Thresher,  
Russell Mellor and Terence Nathan

### **Also Present:**

Councillors Michael Tickner

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

An apology for absence was received from Councillor Tony Owen and Councillor Russell Mellor attended as his substitute.

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

There were no declarations of interest reported.

#### **3 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 APRIL 2017**

**RESOLVED** that the Minutes of the meeting held on 13 April be confirmed.

#### **4 PLANNING APPLICATIONS**

##### **SECTION 2**

(Applications meriting special consideration)

##### **4.1 BROMLEY COMMON AND KESTON CONSERVATION AREA**

**(17/00542/FULL1) - 12 Barnet Wood Road, Hayes, Bromley**

Description of application – Part one/two storey rear extension with rear rooflight and elevational alterations to front and side.

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

**4.2  
COPERS COPE  
CONSERVATION AREA**

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**(17/00812/FULL1) - 24 Downs Hill, Beckenham, BR3 5HB**

Description of application – Demolition of host dwelling and erection of new detached house.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Michael Tickner in objection to the application were received at the meeting.

Councillor Tickner had visited the site and in his view the proposed development was a three storey development of poor design with inadequate separation and excessive bulk that would dwarf Numbers 26 and 20 and the twin gables were out of keeping with the conservation area contrary to Policies BE1 and BE11 Unitary Development Plan. No provision for a garage had been made and off-site parking was inadequate and he referred to the loss of residential amenity and privacy and drew Member's attention to the objections raised by The Advisory Panel for Conservation Areas.

Supplementary information and photographs had been received from the objector and circulated to Members. The Chief Planner's representative reminded Members that Highways Division had raised no objection to the application.

Ward Member Councillor Mellor supported Councillor Tickner's representations and objected to the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1. The proposed development by reason of its excessive massing and design would constitute an overbearing and dominant form of development, failing to either preserve or enhance the character and appearance of the Conservation Area and would be detrimental to the amenities that neighbouring

properties could reasonably expect to be able to continue to enjoy contrary to Policies BE1 and BE11 of the Unitary Development Plan, adopted SPG1 and SPG2, Policies 3.5 and 7.4 of the London Plan, the London Housing Supplementary Planning Guidance and the National Planning Policy Framework.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **4.3 CRAY VALLEY EAST**

##### **(17/01380/FULL6) - 14 Okemore Gardens, Orpington, BR5 3PJ**

Description of application – Part one/two side/rear extension.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

#### **4.4 CLOCK HOUSE**

##### **(17/01744/FULL6) - 13 Blakeney Avenue, Beckenham, BR3 1HH**

Description of application - Part conversion of garage, single storey rear extension and rear dormer extensions to form habitable accommodation in the roofspace.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with two further conditions to read:-

“4. 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 an overdevelopment of the site and to enable the Council to consider all further development in compliance with Policy BE1 and H8 of the Unitary Development Plan.

5. The additional accommodation hereby approved shall be used only by members of the household occupying the dwelling at 13 Blakeney Avenue; and shall not be severed to form a separate self-contained unit.

REASON: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.”

**4.5  
PETTS WOOD AND KNOLL**

**(17/01791/FULL6) - 27 West Way, Petts Wood, Orpington, BR5 1LN**

Description of application – Single storey side extension and conversion of garage to habitable room (amendment to previously approved application with reference 16/02838/FULL6).

Oral representations in support of the application were received at the meeting. It was reported that no objections to the application had been received. Supplementary information had been received from the applicant and circulated to Members.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the removal of the Informative and an additional condition to read:-

“6. The proposed single storey side extension certified as lawful under reference 15/00817/PLUD shall only be constructed before any of the development hereby granted planning permission is commenced

REASON: To ensure that development is built fully in accordance with the General Permitted Development Order, 2015 and that no unauthorised building operations occur on site.”

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**4.6  
HAYES AND CONEY HALL**

**(17/01047/FULL6) - 106 Birch Tree Avenue, West Wickham, BR4 9EL**

Description of application – Alterations to existing side dormer (RETROSPECTIVE APPLICATION).

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

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, **TO APPEAR ON LIST 2 ON THE AGENDA OF A FUTURE PLANS SUB-COMMITTEE AND TO REQUEST AMENDMENTS TO THE DORMER TO INCLUDE TILE HANGING AS THE FACING MATERIAL.**

**4.7  
PETTS WOOD AND KNOLL**

**(17/01588/OUT) - 24 Keswick Road, Orpington BR6 0EU**

Description of application - Demolition of existing dwelling and detached garage at rear, and erection of 2 two storey 4 bedroom semi-detached dwellings with accommodation in roofspace, associated accesses and 4 car parking spaces (Outline).

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

Photographs from the objector had been received and circulated to Members. It was reported that on page 83 of the Chief Planner's report the last sentence under the paragraph headed, 'Impact on trees' was amended to read, "The proposals are therefore considered to be harmful to the adjacent protected tree."

Ward Member, Councillor Douglas Auld, had visited the site and concurred with the planning report that if the proposed development were to be built it would be two to two and a half storeys tall, would have serious consequences in terms of daylight and outlook for the occupants of 22 Keswick Road and extend 6.3 metres beyond the rear wall of that property. Having taken into account the reduction in size and the open aspects of the surrounding area the layout of the proposed development would still remain cramped.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner with a further reason to read:-

REASON 2: The proposed semi-detached dwellings, by reason of their proximity to the side boundary would constitute a cramped overdevelopment of the site, harmful to the street scene and the character of the area in general and contrary to Policies BE1 and H7 of the Unitary Development Plan, adopted SPG1 and SPG2, Policies 3.5 and 7.4 of the London Plan, the London Housing Supplementary Planning Guidance and the National Planning Policy Framework.

The Meeting ended at 8.10 pm

Chairman