

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

Application No : 18/05526/FULL1

Ward:
Plaistow And Sundridge

Address : Squirrels Chase Lodge Road Bromley
BR1 3ND

OS Grid Ref: E: 541272 N: 170486

Applicant : Mr T. White

Objections : NO

Description of Development:

Demolition of existing two storey dwelling with integral garage and erection of new two storey dwelling with integral garage, incorporating landscaping existing front and rear gardens

Key designations:

Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
Adjacent to Metropolitan Open Land
Open Space Deficiency
Adjacent to Sites of Interest for Nat. Conservation
Smoke Control SCA 7

Proposal

Planning permission is sought for the demolition of existing two storey dwelling with integral garage and erection of new two storey 4 bedroom detached dwelling with integral garage, incorporating landscaping existing front and rear gardens.

The new house would be a contemporary flat roof dwelling with render, stone cladding, black aluminium fascia panels at roof and first floor levels, black windows and brise soleil over the front windows which will reflect the appearance of both the existing house to be removed and respond to the more substantial form and contemporary architectural detailing of the adjacent Grade II Listed house. The house would be a maximum height of 6.55m, 13.4m wide and 12m deep.

Location and Key Constraints

The site is at the end of Lodge Road where it abuts the open land of Sundridge. This land is adjacent to Metropolitan Open Land and a Site of Interest for Nature Conservation. The property next door, the former "Squirrels Chase" is a statutory listed building.

Comments from Local Residents

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

Support:

- Support the application on the basis that we have been reassured that the current design seeks to preserve our lighting, privacy and outlook (particularly from the kitchen and dining room of 38 Lodge Road);
- The proposed dwelling will leave a gap of not less than 2 meters between the external wall of the dwelling and the perimeter separating 38 Lodge Road and Squirrels Chase;
- The roof line will not significantly exceed the height of the current dwelling;
- Support of the application to demolish and rebuild the property know as Squirrels Chase;
- This property has a direct border with land belonging to the golf club and considers the current building to be an eyesore and believe that a rebuild in line with the proposed plans would be a great improvement.

Comments from Consultees

Drainage Engineer: No objections subject to a condition regarding Sustainable drainage system to be included with any permission

Highways: There are still three parking spaces with this new proposal so I would have no objection from a highway perspective but would ask that conditions regarding satisfactory parking, no loose parking materials to be used, wash-down facilities, refuse, cycle store, Construction Management Plan, and Highway Drainage with any permission.

Tree Officer: No objections to this. I would recommend a condition regarding tree protection with any permission.

Conservation Officer: The existing 1970s house appears to have been an extension to the listed building next door but has long since been severed and now has its own residential curtilage. It is of no particular significance to the listed building and its demolition would not result in harm to its setting or integrity. I find the proposed design to be acceptable in terms of architectural style and overall bulk and massing. Therefore the proposal accords with Policy 38.

Policy Context

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.

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.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- C) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The development plan for Bromley comprises the Bromley Local Plan (2019) and the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

The application falls to be determined in accordance with the following policies

National Planning Policy Framework (NPPF) (2018):

Chapter 5 – Delivering a sufficient supply of homes
Chapter 12 – Achieving well-designed places
Chapter 16 – Conserving and enhancing the historic environment

London Plan Policies (2016):

Policy 3.5 Quality and design of housing developments
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage Assets
Policy 8.3 Community infrastructure levy

Local Plan (2019):

Policy 4 Housing Design

Policy 8 Side Space
Policy 30 Parking
Policy 37 General Design of Development
Policy 38 Statutory Listed Buildings
Policy 41 Conservation Areas
Policy 53 Land Adjoining Green Belt Or Metropolitan Open Land
Policy 73 Development and Trees

Supplementary Planning Guidance

SPG1 – General Design Principles
SPG2 – Residential Design Guidance

Planning History

The site has been subject to previous planning applications:

There is a long planning history for this site which is summarised below for your information:

92/01966/FUL – Detached one bed house with integral garage – non-compliance with condition 3 of application 73/1774 – Permission 04.11.1992

93/00408/FUL – Two storey side extension and pitched roof over – Refused 28.04.1993

94/00455/FUL – Pitched roof and single storey front/side/rear extension – Refused 13.04.1994

94/01568/FUL – Single storey extension for double garage and porch – Refused 03.11.1994

02/00123/FULL1 - First floor over garage with pitched roof to whole of side extension – Refused - 17.04.2002

04/00049/FULL6 - First floor side extension – Permission 18.02.2004

05/03043/FULL6 - First floor side and single storey rear extensions – Permission 19.10.2005

Considerations

The main considerations in the context of national, regional and local policy are:

- Principle of Development;
- Design, Siting, Layout and Impact on the adjacent Listed Building;
- Side Space;
- Heritage Assets;
- Residential Amenity and Standard of Residential Accommodation;
- Impact on Adjoining Occupiers;
- Highways;

- Cycle Storage;
- Refuse;
- Trees;
- Sustainability; and
- Community Infrastructure Levy (CIL).

Principle of Development:

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 11 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 when assessed against policies in the Framework or if specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) and excludes gardens from the definition of previously developed land.

The NPPF sets out a set of core land-use planning principles which should underpin both plan-making and decision-taking. Among others, planning should: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and contribute to conserving and enhancing the natural environment.

The proposal is to demolish the existing dwelling and construct a new two-storey 4-bed detached dwelling, consequently careful consideration needs to be given to the design of the proposal, highways impacts, the effect it would have on the natural environment and the impact on the amenities of local residents.

The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Proposals must establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Developments are required to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy 4 set out a list of criteria which proposals will be expected to meet, the criteria is clearly aligned with the principles of the NPPF as set out above.

The site is located on land adjacent to the Metropolitan Open Land, Policy 53 states that proposals for development on land abutting either the Green Belt or Metropolitan Open Land (MOL), should ensure that they have no detrimental effect on the visual amenity, character or nature conservation value of the adjacent designated area. It is considered that the proposal as it is proposing to replace the existing dwelling with a similar single family dwelling house this would not have any significant impact on the adjacent MOL and complies with the above policy.

The site used to be part of the curtilage with the next door property which was the former "Squirrels Chase" now known as 38 Lodge Road, and is a statutory listed building. The site now has been split into separate legal titles; however consideration must still be given to the impact on the adjacent Listed Building.

It is considered that the proposed dwelling would not be out of character with the surrounding street scene nor the adjacent Listed Building in this regard. Therefore the provision of a new dwelling unit on the land may be 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.

Design, Siting, Layout and Impact on the adjacent Listed Building:

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. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

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

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy 37 of the BLP sets out criteria which proposals for new development will be expected to meet and requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas. Importantly these policies state that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their amenities are not harmed by noise or disturbance.

The adjacent dwelling No. 38 Lodge Road is a Grade II Listed property, Policy 38 states that applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and

there is no harm to its setting. In the case of a change of use, the applicant needs to additionally demonstrate that the existing or last use is not viable or is no longer compatible with the building's fabric, interior or setting. This is supported by Policy 7.8 of the London Plan.

The NPPF requires the Council to consider the impact of any proposal on the setting of heritage assets.

National policy on design is set out in the National Planning Policy Framework, this states that the appearance of proposed development and its relationship to its surroundings are material planning considerations. Therefore development plans should provide clear indications of a planning authority's design expectation and concentrate on broad matters of scale, density, height, layout, landscape and access.

New development should contribute towards a better quality of environment as part of a coherent urban design framework, which looks at how the urban form is used and how that form has an impact on the way development is planned. The Unitary Development Plan contains policies designed to promote very high standards of design, to preserve and enhance the existing character of areas to promote environmental importance, and to ensure that the natural environment is not adversely affected.

The new dwelling will be sited centrally within the plot, providing side space to all boundaries. It will be set back from the front boundary line thereby maintaining the established building line. The proposed dwelling will have the appearance of a traditional two storey property when viewed from the street. It is considered that this element would not to impact on the character and appearance of the area.

Lodge Road hosts a variety of traditional Architectural styles, and the proposed new dwelling would commemorate this in its design. The new house proposes modern architectural features for the front and rear elevations and a number of distinctive use of horizontal fascia's and brise soleil together with stone cladding and render to offer a variety in design.

It is considered that the contemporary design would relate well to the site and streetscene. The street scene elevation which accompanies the application indicates that the proposal would be approximately 8.5m in height and as such it is considered that the design of the new dwelling would be in keeping with the character and appearance of the wider Chislehurst Conservation Area.

With regards to the impact on the adjacent Listed Building the existing house was constructed in the 1970s and seems to have been an extension or annex to the adjoining 1920s modernist statutory listed house. The house is of a typical 1970s style and whilst it has an unusual hexagonal plan form to one side it is not of particular interest and does not contribute to the significance of the listed building next door and it is therefore the location of the proposed new dwelling holds less importance in terms of the significance of the listed building and its setting.

Furthermore the replacement building is of a contemporary design which would be compatible with the listed building. The height is lower and whilst the house projects forward slightly this would cause any harm given the lower topography and height overall.

Overall it is considered that the proposed house would not have any adverse impacts on either the setting of the listed building or the character of the area. Nor would the development detract from the character and appearance of this listed building and will still allow retention and views of the dwellings original charm and character.

Having regard to the form, scale, siting and proposed materials of the new house it is considered that the proposed development would not appear out of character with surrounding development or the area generally.

Side Space:

Policy 8 of the Bromley Local Plan states that when considering applications for new residential development, including extensions, the Council will normally require the following:

(i) 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; or

(ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

The proposed block plan indicates that the new dwelling will be situated 2m from the south-western boundary with No. 37 Lodge Road and 1.1m reducing to 0.25m from the north-eastern boundary with Sundridge Park Golf Course. The existing dwelling also abuts the north-eastern boundary with the Golf Course. Whilst the proposal would not provide a "minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building" the proposal would not result in a terracing effect between the new development and any neighbouring property, the proposal would also not cause a cramped appearance within the wider streetscene given that the new dwelling is to be increasing the side space over the current situation and also is adjacent to Sundridge Park Golf Course. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy.

Heritage Assets:

The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

It is considered that the proposed development would preserve the character and appearance of the adjacent Grade II Listed Building as set out above.

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 37 of the BLP states that the development should respect the amenity 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 nationally described space standard requires minimum of 124m² for a 2-storey 4 bedroomed 8 person unit. On this basis, the floorspace provision for the unit (273.3m²) is considered to comply with the required standards and the overall room sizes are compliant.

The shape and room sizes in the proposed building are considered satisfactory. None of the rooms would have a particularly convoluted shape which would limit their specific use.

The proposed dwelling provides sufficient amenity space with a large rear garden. The submitted block plan indicates that a number of existing trees will be retained which will provide screening and privacy for future occupiers.

Impact on Adjoining Occupiers:

Policy 37 of the BLP 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. This is supported by London Plan Policy 7.6.

Due to the layout of the surrounding plots it is considered that the proposed dwelling would sit comfortably within the plot and would provide adequate side space to reduce the impact on neighbouring amenity, by way of loss of light, outlook and privacy to either the donor property or any neighbouring occupiers.

Highways:

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed

London Plan and UDP 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.

The existing access off Lodge Road will be utilised to serve the new house. Given the level of parking proposed and the access and parking arrangements are considered to be satisfactory.

Cycle parking:

Cycle parking should be provided at all residential development in accordance with the standards set out in Table 6.3 of the London Plan. No cycle storage is proposed for the new dwelling and, given the loss of the existing garage, alternative cycle parking should be provided for occupiers of the host dwelling.

Given the size of the proposed plot together with the outbuildings there would be sufficient space on site to provide the cycle store and as such a condition in this instance is not considered necessary.

Refuse:

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage and this will be conditioned if planning permission is forthcoming.

Trees:

The site benefits from some large trees within the site, these trees provide natural screening and contribute to the aesthetics of the area.

The trees proposed for removal are generally low value, and as such there are no objections to this element.

The impact on retained trees in terms of encroachment on RPA's appears to be negligible; however the retained trees would need to be protected during construction.

As such no technical objections are raised subject to condition a condition regarding Tree Protection.

Sustainability and Energy:

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

No information has been provided with regards to how the development would incorporate appropriate sustainability measures to ensure that the development strives to achieve the objectives set out above.

CIL

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Conclusion

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 setting of the adjacent Grade II Listed Building, character of the area or street scene generally.

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

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: To comply with Section 91 of the 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 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 3 (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.**

(b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

(c) Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water

(d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan

4 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

(a) Dust mitigation and management measures.

(b) The location and operation of plant and wheel washing facilities

(c) Measure to reduce demolition and construction noise

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) The development shall be undertaken in full accordance with the details approved under Parts a-f

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a Tree Protection Plan and Arboricultural Method Statement shall be submitted for approval to the Local Planning Authority. Once approved and prior to the commencement of the development hereby approved (including demolition and all preparatory work) tree protection measures shall be installed in accordance with the approved Tree Protection Plan. Once installed, photographic evidence of the fencing and ground protection shall be submitted to the LPA for approval. Such measures shall not be moved or removed, but shall be retained in situ until completion of the development and all materials and machinery have been removed from the site, unless otherwise agreed in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details and recommendations within the approved Arboricultural Method Statement or any variation as may subsequently be agreed in writing by the LPA.**

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Polices 37, 73 and 74 of the Bromley Local Plan.

- 6 (a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate shall be submitted to and approved in writing by the Local Planning Authority.**

(b) The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area

- 7** While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy 32 Bromley Local Plan.

- 8** 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 drawings hereby approved 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 37 of the Bromley Local Plan and in order to provide adequate refuse storage facilities in a location which is acceptable in respect of residential and visual amenity impact.

- 9** 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 building, structure, extension, enlargement or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), 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 the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan.

- 10** No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy 32 Bromley Local Plan.

You are further informed that:

- 1** 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

- 2** A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 3** Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
- 4** 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