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| Committee Date | 04.02.2021 | |
| Address | Land And Garages Adjacent Warwick Court Park Hill Road Shortlands Bromley | |
| Application Number | 20/03610/FULL1 | Officer - Seyi Obaye-daley |
| Ward | Copers Cope | |
| Proposal | Demolition of existing garages/storage building and the construction of a detached two bedroom dwelling, with ancillary parking and bin storage facilities. | |
| Applicant | Agent | |
| - | Mr Jeff Haskins | |
| c/o BHD ARCHITECTS LLP Oak House London Road Sevenoaks TN13 1AF | Oak House London Road Sevenoaks TN13 1AF | |
| Reason for referral to committee | Councillor call in | |
| Call-In | Yes | |

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|-----------------------|---------------------|
| RECOMMENDATION | Application Refused |
|-----------------------|---------------------|

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| <p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 9 Smoke Control SCA 21</p> |
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| Land use Details | | |
|-------------------------|------------------------------|-----------------------|
| | Use Class or Use description | Floor space (GIA SQM) |

| | | |
|----------|----------------------------------|----------|
| Existing | Detached garage/storage building | 30.7 sqm |
| Proposed | Detached two bedroom dwelling | 94 sqm |

| Vehicle parking | Existing number of spaces | Total proposed including spaces retained | Difference in spaces (+ or -) |
|------------------------|---------------------------|--|-------------------------------|
| Standard car spaces | 2 | 2 | 0 |
| Cycle | 0 | 2 | 2 |

| | | |
|-----------------------------------|---|--|
| Representation summary | <i>Site notice – displayed 16.11.2020</i> <i>Neighbour letters – issued 28.10.2020</i> | |
| Total number of responses | 9 | |
| Number of neutral representations | 1 | |
| Number of objections | 8 | |

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

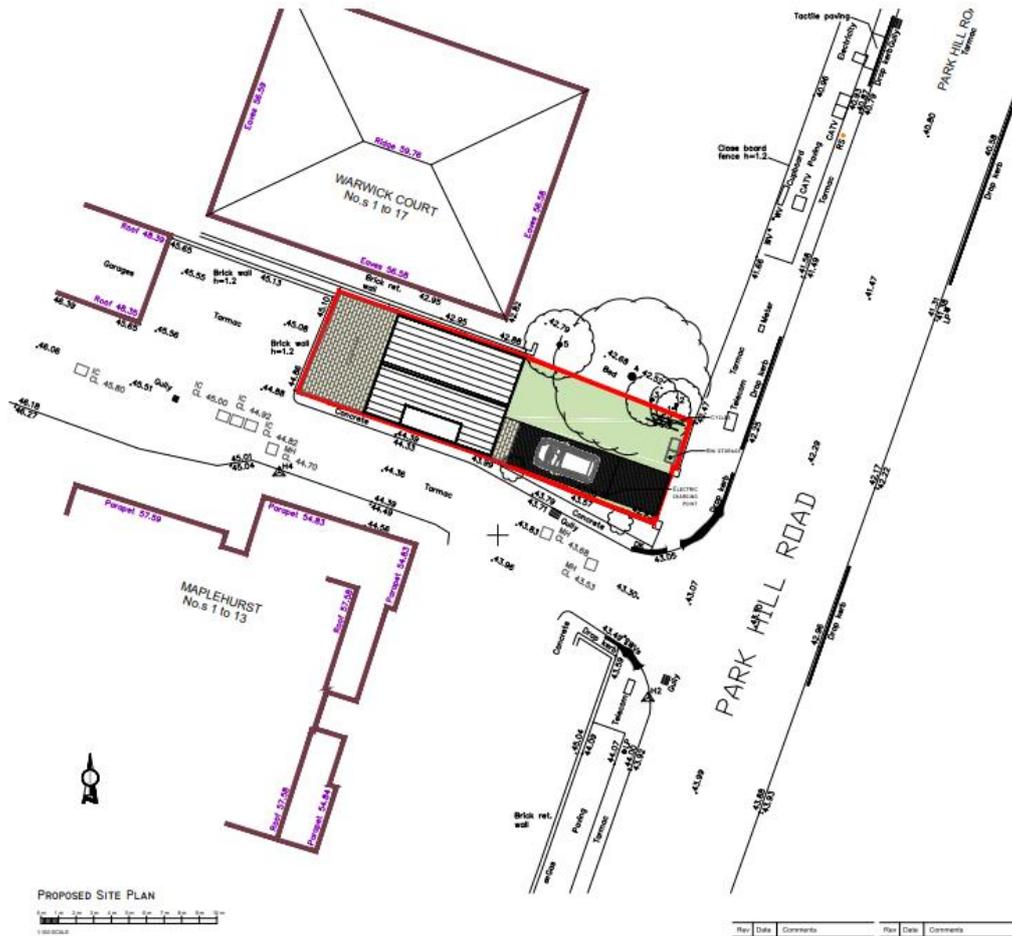
- The proposed development would be a cramped and incongruous form of development that appears out of character with surrounding development and the area generally.
- The proposed dwelling would span the entire width of the site, contravening policy 8 of the Bromley Local Plan which requires proposals involving two storeys or more to retain a minimum of 1m from the side boundary of the site for the full height and length of the building.
- The proposed development would result in a significant loss of amenity to nearby neighbours and future residents of the proposed development with particular regard to outlook, overlooking and privacy would arise as a result of the proposed development.

2 LOCATION

- 2.1 The application relates to land on the western side of Park Hill Road adjacent to Warwick Court and Maplehurst.
- 2.2 The area is residential by nature, predominantly characterised by large boundary hedges and trees and multi-storey blocks of flats sited within substantial grounds.

2.3 The building is not listed or located within any area of special designation. It is however, located within the following:

- Biggin Hill Safeguarding Area
- Open Space Deficiency
- London City Safeguarding
- Smoke Control





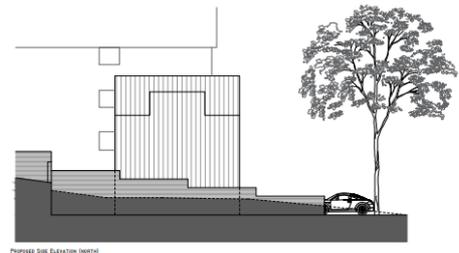
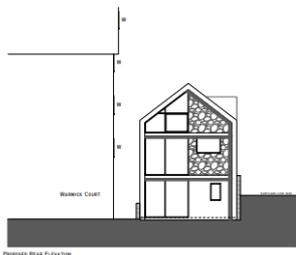
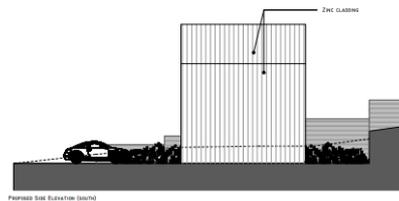
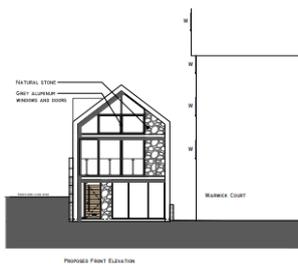


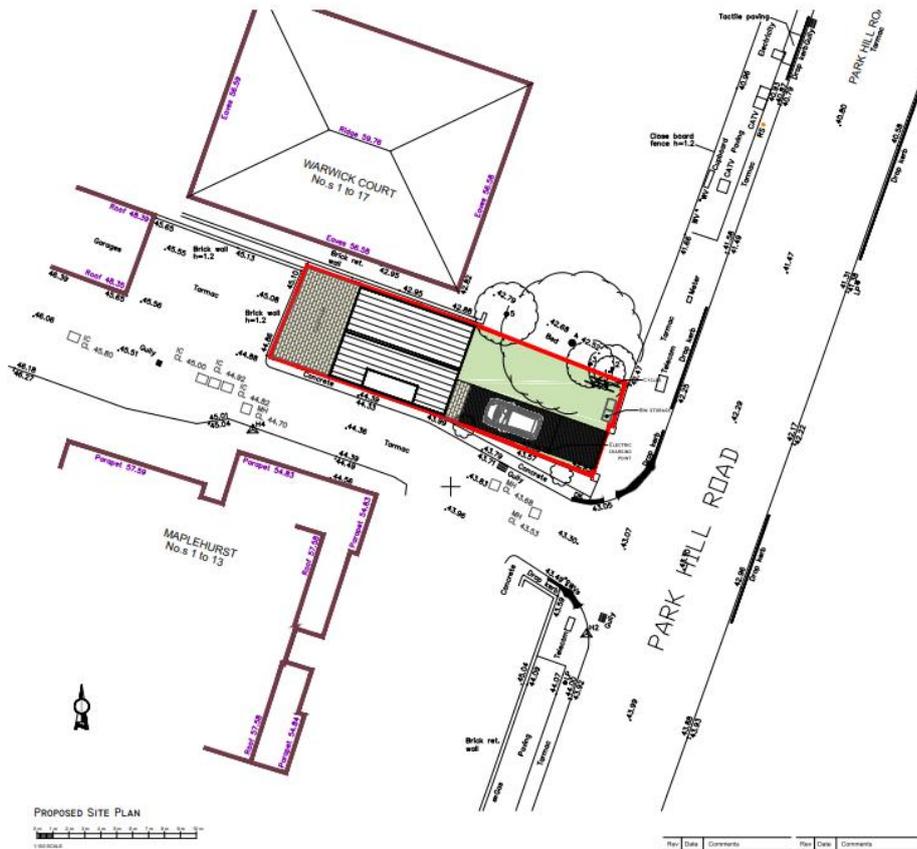




3 PROPOSAL

- 3.1 Permission is sought for the demolition of existing garages/storage building and the construction of a detached two-bedroom dwelling, with ancillary parking and bin storage facilities.
- 3.2 The property would be spread across three floors with double rooms provided at ground floor level and 2nd floor level.





4 RELEVANT PLANNING HISTORY

4.1 There is no recent or relevant planning history on this site.

5 CONSULTATION SUMMARY

A) Statutory

Highways – No objection

Please include the following with any permission:

- Standard Conditions OC03
- Satisfactory parking ND15
- Visibility splays ..access.. ..3.3m x 2.4m x 3.3m.. ..1m..
- ND16 Hardstanding for wash-down facilities
- AG11 Refuse storage
- AG12 Cycle parking
- AG13 Lighting scheme
- PC17 Construction Management Plan
- AG24 Highway drainage

Environmental health (housing) – One or more inherent hazards

- The proposed bedroom will be located beneath the proposed combined kitchen/living/dining room which is not desirable as there is a risk of noise transmission through the floor of the combined kitchen/living/dining room from

residents walking through and around the room disturbing an occupier sleeping in the bedroom

- The only communal living space in the proposed property is combined with the kitchen area which is not desirable due to the risk of accidents associated with areas used for both food preparation and recreation
- The bedroom has external glazed doors but does not appear to have any openable windows. Habitable rooms cannot rely on external glazed doors for natural ventilation as their use will present a conflict between providing natural ventilation to the room, retaining warmth in the winter and adequate security.
- The lack of adequate natural ventilation to this room could pose a health risk to the occupiers and formal action to provide adequate natural ventilation to this room would be considered by the Housing Enforcement Team
- The living space and kitchen area in the proposed property is combined which is not desirable due to the risk of accidents associated with areas used for food preparation and recreation.

B) Local Groups

Residents Association:

- There is a big problem with knotweed currently by the garages (addressed in para. 7.4.1 onwards)
- It goes 7-14m below ground and can damage pipe work / building foundations and also a tiny amount can spread the plant
- Removing the knotweed will be a difficult, long and expensive process and due to the spread of the plant may mean that part of our car park wall has to be dug up or knocked down for removal
- If the person was to go ahead with this, we would want an insurance guarantee against our property, we would want any damage to our property from digging out the knotweed repaired to a fit state as it was originally and also for the knotweed to be removed by an approved specialist

C) Adjoining Occupiers

Daylight, sunlight and outlook (addressed in para 7.4.1)

- Kitchen shown as second floor, window R2 on sunlight table. Reduction of sunlight is shown as 32.11 to 30.50. window is south-facing and proposed development will block sun as it rises; the figures quoted appear to address only total light but not sunshine which is a significant distinction
- Loss of sunshine will affect enjoyment of kitchen to a far greater degree than quoted figures suggest
- Effect on downstairs neighbour will be even greater with a large reduction in total light as well as complete loss of sunshine
- Proposed building is quite tall and will stop daylight reaching flat which is already dark
- Kitchens of Maplehurst flats facing proposed development will have light reduced and will overlook into them more than current kitchens at Warwick Court

- Own freehold of Warwick Court and it has become clear there are serious issues affecting light for lower flats in the block which developers seem to be making no attempt to address
- Kitchen (but seemingly not bedroom window next to it) is shown on proposals on second floor of Warwick Court. On elevation drawings kitchen can be seen partially blocked by proposals
- Windows being south facing is misleading regarding light available to them. On a sunny day last week (early November and sun was behind Maplehurst by 1.30pm with property being reliant on diffused and reflected light. Proposals will clearly reduce this being available
- Due to overview of windows from higher floors at Maplehurst, net curtains are required for a reasonable amount of privacy. This further reduces light currently available
- Rooms are already brightly decorated by way due to existing low levels of light
- Proposed development will block sun as it rises; figures quoted appear to attempt to address only total light, but not sunshine, which is a significant distinction
- Loss of sunshine will affect enjoyment of kitchen and bedroom to far greater degree than quoted figures suggest
- Working within the construction industry as a quantity surveyor yet to see anything satisfactory within the sunlight assessment
- New build second floor will totally obscure view based on understanding of height / pitch of new building
- Proposed development will also completely block view of road, hedge line and trees. Will have adverse effect on both wellbeing and security

Land contamination (addressed in para. 7.4.1)

- There is a presence of Japanese knotweed on site and landowner is aware of contamination. Japanese knotweed needs to be handled via professional and insured company to stop it from spreading
- No mention of Japanese Knotweed in plans. Vital the Japanese knotweed is dug out in the area
- If person was to go ahead, would want an insurance back les guarantee against property, would want any damage to property from digging out knotweed repaired to fit state as it was originally and also for knotweed to be removed by an approved specialist
- Client Maplehurst Residence Co Ltd the management company for Maplehurst 45 Park Hill Road, Shortlands has had significant issues dealing with Japanese Knotweed on site and an adjoining property
- Given high costs incurred to date to rectify problem on site, it should be made condition of any planning permission, should it be granted, that professional contractors are instructed to investigate, being members of PCA to recommend any necessary works and thereafter monitoring carried out afterwards to ensure development does not cause spread or create further issues with Japanese Knotweed in area, which could affect clients land or other parties.
- Japanese Knotweed at rear of existing garages encroached through tarmac area near refuse containers at Maplehurst. Whilst Maplehurst residents paid to have this treated, there is still ongoing inspection for its re-emergence. Concern

that foundation digging in connection with development could resurrect deeply rooted segments

Impact to character/street scene (addressed in para 7.2.1)

- Area between Warwick Court and Maplehurst will look very cramped from aesthetic point of view

6 POLICIES AND GUIDANCE

- 6.1 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.
- 6.2 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.
- 6.3 The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.
- 6.4 The 'Intend to Publish' version of draft London Plan (December 2019) is a material consideration in the determination of this planning application.
- 6.5 The draft new London Plan was submitted to the Secretary of State (SoS) on 9 December 2019, following the Examination in Public which took place in 2019. This is the version of the London Plan which the Mayor intends to publish, having considered the report and recommendations of the panel of Inspectors. Where recommendations have not been accepted, the Mayor has set out a statement of reasons to explain why this is.
- 6.6 The London Assembly considered the draft new London Plan at a plenary meeting on 6 February 2020 and did not exercise their power to veto the plan
- 6.7 Ahead of publication of the final plan, the SoS can direct the Mayor to make changes to the plan. This affects the weight given to the draft plan. At this stage, the Council's up-to-date Local Plan is generally considered to have primacy over the draft London Plan in planning determinations.
- 6.8 The application falls to be determined in accordance with the following policies:-

6.9 National Policy Framework 2019

6.10 The London Plan

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.1 Climate Change Migration
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.9 Overheating and cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated Land
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out Crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
- 7.19 Biodiversity and Access to Nature
- 8.2 Planning obligations
- 8.3 Community Infrastructure Levy

6.11 Draft London Plan

- GG1 Building strong and inclusive communities
- GG4 Delivering homes Londoners need
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- H1 Increasing housing supply
- H2 Small sites

H9 Ensuring the best use of stock
H10 Housing size mix
G5 Urban greening
G6 Biodiversity and access to nature
SI 12 Flood risk management
SI 13 Sustainable drainage
T5 Cycling
T6 Car Parking
T6.1 Residential parking

6.12 Bromley Local Plan 2019

1 Housing Supply
4 Housing Design
8 Side Space
30 Parking
37 General Design of Development
38 Statutory Listed Buildings
39 Locally Listed Buildings
41 Conservation Areas
42 Development adjacent to a Conservation Area
43 Trees in Conservation Areas
44 Areas of Special Residential Character
49 Green Belt
73 Development and Trees
118 Contaminated Land

6.13 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

7 ASSESSMENT

7.1 Housing position

7.1.1 The current position in respect of Bromley's Five-Year Housing Land Supply (FYHLS) was agreed at Development Control Committee on 24th September 2020. The current position is that the FYHLS (covering the period 2020/21 to 2024/25) is 2,690 units, or 3.31 years supply.

7.1.2 This is acknowledged as a significant undersupply and for the purposes of assessing relevant planning applications means that the presumption in favour of sustainable development will apply.

7.1.3 The NPPF (2019) 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 an up to date local plan, applications should be approved without delay.

- 7.1.4 Where a plan is out of date, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 7.1.5 According to paragraph 11(d) of the NPPF in the absence of a 5-year Housing Land Supply the Council should regard the Development Plan Policies for the supply of housing including Policy 1 Housing Supply of the Bromley Local Plan as being 'out of date'.
- 7.1.6 In accordance with paragraph 11(d), for decision taking this means where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:
- 7.1.7 i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- 7.1.8 ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.1.9 Policy 3.3 Increasing housing supply, Policy 3.4 Optimising housing potential and Policy 3.8 Housing choice in the London Plan generally encourage the provision of redevelopment in previously developed residential areas 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.
- 7.1.10 Policies including 3.3 of The London Plan 2016 and Policy 1 of the Bromley Local Plan have the same objectives.
- 7.1.11 The London Plan's minimum target for Bromley is to deliver 641 new homes per year until 2025. The new/intended to published London Plan's minimum target for Bromley will be increased to 774 new homes a year.
- 7.1.12 This application proposes to demolish an existing garage/storage structure to erect 1 residential two-bedroom detached dwelling which would represent a minor contribution to the supply of housing within the Borough.
- 7.1.13 This will be considered in the overall planning balance set out in the conclusion of this report, having regard to the presumption in favour of sustainable development.

7.2 Design – Layout, scale – Unacceptable

- 7.2.1 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.
- 7.2.2 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.
- 7.2.3 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are not just for the short term but over the lifetime of the development, and are visually attractive and sympathetic to the local character and history, including the surrounding built environment and landscape setting.
- 7.2.4 It also seeks to ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.
- 7.2.5 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policies 7.4 and 7.6 seek to ensure that developments respect the pattern of existing spaces and streets and complement the local architectural character.
- 7.2.6 Similarly, policies 6 and 37 aim to ensure that new developments are of good architectural quality and respect the scale, spaces and form of the host property as well as developments in the wider area.
- 7.2.7 The main considerations for this application with regards to design and scale relates to how the proposed development would impact the character of the property and wider area.
- 7.2.8 The area is residential by nature largely comprising well-separated three, four and five storey blocks of flats sited within generous plot sizes.
- 7.2.9 The application site sits in between two multi storey purpose-built flats and is immediately opposite a three-storey block of flats on the north-eastern corner of Park Hill Road whilst works have also commenced to erect another three-storey block of flats opposite the site (19/00775/FULL1).
- 7.2.10 Slightly further afield, to the south-east of the site, sits two short rows of fairly large and uniform two-storey terraced residential buildings which are somewhat screened by large boundary hedges and trees.
- 7.2.11 The application proposes to demolish an existing single storey detached garage to erect a two-storey, two-bedroom detached property with additional accommodation in the roof.

- 7.2.12 The proposed new dwelling would incorporate some set back from the highway but, given the increased height, would have a greater impact on the appearance of the street scene than the existing garage.
- 7.2.13 The property would be located within a site of limited dimensions in relation to surrounding properties and would be notably shorter than both adjoining buildings.
- 7.2.14 The rear garden of the property would be notably shallow, and the width of the site would be much narrower than those within the locality.
- 7.2.15 The modest dimensions and footprint of the proposed new dwelling are considered to deviate from the properties in the immediate vicinity which can be characterised by their significant heights, footprints and generous plot sizes.
- 7.2.16 Therefore, the proposed development would not accord with policies 4 and 37 of the Bromley Local Plan which seeks to ensure developments complement the scale form and layout of adjacent buildings and areas.
- 7.2.17 In addition, the proposed dwelling would span the entire width of the site, contravening policy 8 of the Bromley Local Plan which requires proposals involving two storeys or more to retain a minimum of 1m from the side boundary of the site for the full height and length of the building.
- 7.2.18 In this instance, the proposed new dwelling abuts both flank boundaries, resulting in a significant diminishing of the high spatial standards that exist in this location at first floor level and above.
- 7.2.19 Given the lack of side space provided, the reduced height and the limited dimensions of the application property and site in relation to surrounding properties, the proposed new dwelling would constitute a piecemeal form of development that appears cramped and out of keeping with the large and well-separated buildings that characterise the immediate vicinity.
- 7.2.20 With regards to the external appearance, the new dwelling would be clad with a combination of modern and traditional materials.
- 7.2.21 The proposed ragstone panels would be in keeping with elements of the existing structure whilst the proposed zinc cladding would represent a more modern touch.
- 7.2.22 Had a recommendation for permission been forthcoming, then options to ensure the property accords with the character of surrounding properties would have been pursued however, given the likely outcome this was not explored.
- 7.2.23 Thus, having regard to the form, scale, siting and proposed materials it is considered that the proposed development would be a cramped and incongruous form of development that appears out of character with surrounding development and the area generally.

7.3 Standard of accommodation – Acceptable

- 7.3.1 Policy 4 & 37 of the BLP sets out the requirements for new residential development to ensure a good standard of amenity.
- 7.3.2 The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies.
- 7.3.3 The standards apply to new build, conversion and change of use proposals.
- 7.3.4 Part 2 of the Housing SPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities) as well as core and access arrangements to reflect the Governments National Housing Standards.
- 7.3.5 The London Plan makes clear that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 7.3.6 The relevant category of Building Control Compliance should be secured by planning conditions.
- 7.3.7 Policy 3.5 of the London Plan and the Housing SPG (2016) Standard 24 states the minimum internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit should comply with Technical housing standards - Nationally Described Housing Standard (NDSS) (2015).
- 7.3.8 The proposed development would result in the creation of a two-bedroom dwelling which provides a floor space of approx. 94m² thus exceeding the minimum floor space requirement as set out in the nationally described space standards.
- 7.3.9 Both bedrooms exceed the minimum floor space requirements for double rooms meaning, for planning purposes, the proposed dwelling could reasonably have an occupancy of 4 people (2b4p).
- 7.3.10 The property would also comply with internal floor to ceiling heights and would also provide some amenity space to the rear.
- 7.3.11 Whilst there are no flank windows included within the design, there is significant glazing in the front and rear elevations meaning all habitable rooms should receive adequate light and outlook. It is therefore considered that the proposed development would constitute an adequate standard of accommodation.

7.4 Residential Amenity – Unacceptable

- 7.4.1 Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.
- 7.4.2 The proposed new dwelling would be located in between two multi-storey blocks of flats both of which include flank facing windows that overlook the application site.
- 7.4.3 The proposed dwelling would span the entire width of the site and would be within 1.6m of Warwick Court which is located to the north of the site, and within 6m of Maplehurst to the south-west.
- 7.4.4 The proposed dwelling would be located adjacent to a number of windows serving properties within both blocks of flats.
- 7.4.5 Consequently, a number of neighbour comments have been received raising concerns about the potential impact the proposed development would have on the daylight and sunlight received at nearby windows.
- 7.4.6 However, the applicant has submitted a daylight and sunlight assessment which suggests any impact to daylight or sunlight would be within acceptable limits as prescribed by the BRE guidelines.
- 7.4.7 Nevertheless, given the property's location in close proximity to neighbouring buildings in addition to the size and scale of the proposed dwelling, it is considered the proposed development would result in a loss of outlook from adjacent windows, particularly those at first and second floor level at Warwick Court.
- 7.4.8 In addition, the proposed dwelling would be sited slightly forward of both adjoining properties meaning the rear curtilage and rear elevation would be visible from nearby windows.



7.4.9 Given the proximity of the proposed dwelling to adjoining properties and the location of nearby windows, it is considered that some degree of overlooking into the rear curtilage and rear facing windows of the proposed dwelling would occur which would have an impact on the amenities and privacy of future residents who occupy the proposed development.

7.4.10 Various comments were received highlighting the presence of Japanese Knotweed in or around the application site which could damage surrounding buildings if allowed to spread.

7.4.11 Whilst the presence of this invasive plant was not known to the Council, there is good reason to believe it has existed in or around the site.

7.4.12 If a recommendation for permission had been forthcoming, a condition requiring a site survey with potential mitigation measures to be undertaken would have been implemented however, given the likely outcome, this was not pursued.

7.4.13 Thus, having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is considered that a significant loss of amenity with particular regard to outlook, overlooking and privacy would arise as a result of the proposed development.

7.5 Highways – Acceptable

7.5.1 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.

7.5.2 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.

7.5.3 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.

7.5.4 London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision.

7.5.5 Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.

7.5.6 The proposed development would result in the loss of a parking space in the form of a garage to create a new two-bedroom dwelling however, the drawings show provision for parking within the front curtilage of the site.

7.5.7 Therefore, no technical objections are raised from a highways' perspective regarding the proposal in terms of its impact on the on-street parking and road safety.

7.5.8 This would be subject to conditions requiring surface water details, refuse storage, cycle parking and lighting scheme details to be submitted prior to the commencement of above ground works.

7.5.9 Additional conditions ensuring there is no obstruction to visibility when accessing and egressing the site would also be considered if the application was likely to be permitted.

7.5.10 Further options to safeguard highways safety and the amenities of the area during construction would also be pursued if the application was likely to be permitted.

8 CONCLUSION

- 8.1 Having had regard to the above it is considered that the benefits of this minor contribution to the borough's housing supply do not outweigh the significant loss of amenity to nearby residents and future residents that occupy the proposed dwelling nor do they outweigh the detrimental impact on the character of the area and the appearance of the street scene.
- 8.2 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: Application Refused

The reasons for refusal are:

- 1. The proposed development, by reason of its design, layout and lack of side space would result in a lowering of the high spatial standards that exist in this location, resulting in a cramped, piecemeal form of development being created that appears at odds with the character of the locality and is detrimental to the amenities of nearby neighbours as well as future residents that may occupy the proposed dwelling. This is contrary to policies 4, 8 and 37 of the Bromley Local Plan**