

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 16 September 2021

Present:

Councillor Richard Scoates (Chairman)
Councillors Gareth Allatt, Ian Dunn, Simon Fawthrop, Kate Lymer,
Neil Reddin FCCA, Gary Stevens, Kieran Terry and
Michael Turner

Also Present:

Councillor Kevin Brooks

19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Aisha Cuthbert and Colin Hitchins; Councillors Simon Fawthrop and Gary Stevens attended as their respective substitutes.

20 DECLARATIONS OF INTEREST

No declarations of interest were received.

21 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 JULY 2021

The Minutes of the meeting held on 22 July 2021 were confirmed and signed as a correct record.

22 PLANNING APPLICATIONS

22.1 PENGE AND CATOR

(21/01717/FULL1) - Llewellyn Court, 28 Howard Road, Penge SE20 7AS

Description of application – Erection of a three storey building comprising 6no affordable residential flats with part external/undercroft car parking, associated cycle storage and refuse storage. Insertion of windows on existing apartment block.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Kevin Brooks in objection to the application were received at the meeting.

During discussion, Members raised concerns in regard to:-

- electric vehicle charging points;
- pedestrian access to the building from the disabled parking space;
- solar power enablement of the development;
- the impact on residents from the positioning of refuse storage; and
- allocation of units to existing London Borough of Bromley residents.

In terms of occupation, the Legal Officer advised that the allocation of units to Bromley residents could be expressed as a preference.

Councillor Terry suggested an informative be added stating the Committee's preference for solar enabling infrastructure to be incorporated.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO A SECTION 106 LEGAL AGREEMENT** as recommended and subject to the conditions and informatives set out in the report together with any other planning conditions/informatives considered necessary by the Assistant Director of Planning.

Following consideration by the Assistant Director, an additional informative to cover passive connection for solar PV roof panels; allowing this renewable energy generating technology to be installed and operated at a later date, has been included as follows:-

13. The Applicant is encouraged to provide means to enable passive/future on-site renewable energy generation, in particular for solar thermal and/or solar PV roof panels.

**22.2
PETTS WOOD AND KNOLL**

**(21/01733/PLUD) - 38 Manor Way, Petts Wood,
Orpington BR5 1NW**

Description of application – Loft conversion with partial hip to gable extension, rear dormer and front rooflights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED).

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

Members having considered the report and representations, **RESOLVED that a CERTIFICATE OF LAWFUL DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Assistant Director, Planning.

**22.3
PETTS WOOD AND KNOLL**

(21/02457/FULL6) - 37 Wood Ride, Petts Wood, Orpington BR5 1QA

Description of application – Part one/two storey wraparound extension with loft extension including gabled dormers to side elevations and rooflights. (Amended drawings).

THE REPORT WAS WITHDRAWN BY THE ASSISTANT DIRECTOR, PLANNING.

**22.4
SHORTLANDS**

(21/03141/FULL6) - 73 Wickham Way, Beckenham BR3 3AH

Description of application – Extension of existing garage to the side of the property including new roof profile and front porch roof to provide home office and storage accommodation.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report and subject to any other planning condition(s) considered necessary by the Assistant Director, Planning.

**22.5
FARNBOROUGH AND CROFTON**

(21/03396/PLUD) - 17 Drayton Avenue, Orpington BR6 8JN

Description of application – Single storey detached outbuilding.

THE REPORT WAS WITHDRAWN BY THE ASSISTANT DIRECTOR, PLANNING.

**22.6
PETTS WOOD AND KNOLL**

(21/03564/PLUD) - 10 Derwent Drive, Petts Wood, Orpington BR5 1EW

Description of application – Proposed hip to gable loft conversion with rear dormers and front and rear

rooflights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED).

THE REPORT WAS WITHDRAWN BY THE ASSISTANT DIRECTOR, PLANNING.

**22.7
PETTS WOOD AND KNOLL**

(21/03719/HHPA) - 10 Derwent Drive, Petts Wood, Orpington BR5 1EW

Description of application – Single storey rear extension, extending beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.50m, and for which the height of the eaves would be 2.42m (42 Day Notification for Householder Permitted Development Prior Approval).

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

Discussion took place in regard to the proposed window and whether the height at which it would be positioned constituted an upper floor window which would lead to overlooking. The Legal Officer confirmed that the application was for a single storey extension with no upper floor. The Development Management Area Team Leader (East) advised the window would be positioned 2.4m above ground level and below 3.5m within a single storey structure.

It was reported that further representations in objection to and in support of the application had been received and circulated to Members. As a result of the objections received, an amended report was issued and circulated prior to the meeting.

Councillor Fawthrop considered the position of the proposed window would result in serious overlooking. The overhanging and the small gap between houses would impact on light to the neighbouring property. For the reasons that the proposal was too large and would impact neighbouring amenity Councillor Fawthrop moved not to grant prior approval.

The Chairman seconded the motion not to grant prior approval as the scale of the proposal would harm the residential amenity of neighbours.

Members having considered the report, objections and representations, **RESOLVED NOT TO GRANT PRIOR APPROVAL** for the following reason:-

1. The proposed extension by reason of its proximity to the boundary with No. 12 Derwent Drive, its depth and height, would be harmful to the amenities of this neighbouring dwelling.

The meeting ended at 8.00 pm

Chairman