

<b>Committee Date</b>	13.10.2022	
<b>Address</b>	Farringleys Westerham Road Keston BR2 6HB	
<b>Application Number</b>	21/01645/FULL1	<b>Officer</b> – Joanna Wu
<b>Ward</b>	Bromley Common & Holwood	
<b>Proposal</b>	Construction of a single storey three bed dwelling house following demolition of existing outbuildings for use by the on-site proposed Reiki Centre proprietors – linked application to planning ref: 21/01640/FULL1)	
<b>Applicant</b>	<b>Agent</b>	
Ms Lauren Goldberg	Mr John Escott	
Farringleys South Park Keston BR2 6HB	Robinson Escott Planning Downe House 303 High Street Orpington BR6 0NN	
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b> Yes

<b>RECOMMENDATION</b>	Application Permitted
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<p><b>KEY DESIGNATIONS</b></p> <p>Areas of Archaeological Significance  Site Interest Nature Conservation  Biggin Hill Safeguarding Area  Green Belt  London City Airport Safeguarding  Smoke Control</p>
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<b>Land use Details</b>		
	Use Class or Use description	Floor space
Existing	Agricultural	96m2

Proposed	C3 Dwellinghouse	96m2
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<b>Residential Use</b>					
	Number of bedrooms per unit				
	1	2	3	4 Plus	Total/Payment in lieu
Market			1		
Total			1		

<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	0	2	+2
Disabled car spaces	0	0	0
Cycle	0	0	0

<b>Electric car charging points</b>	0
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<b>Representation summary</b>	Neighbour notification letters sent 29.04.21 Newspaper advert published 17.05.21 Site notice displayed 21.06.21
Total number of responses	15
Number in support	0
Number of objections	15

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is considered to represent a limited infilling of the existing developed land and is considered to be an appropriate development as defined in the Green Belt policies, i.e. Paragraph 149(g) of the NPPF;
- The proposal would not have a greater impact on the openness of the Green Belt than the existing development
- The proposal would not have any negative impact on the area of Site of Importance for Nature Conservation (SINC)

## 2. LOCATION

2.1 The application site is one of the residential dwellings fronting a private cul-de-sac, accessed from the road leading to the Mansion within the Holwood Estate.

Though the residential curtilage around the dwelling at Farringleys is relatively modest, the land in the ownership of the property includes extensive paddocks which are of nature conservation interest, including wetland, hedgerow, woodland and grassland habitats.

2.2 There were originally 10 barn or stable buildings within the curtilage of Farringleys. As part of the requirements of a condition attached to a previous planning permission (planning ref: 10/03675/FULL1) for a two storey side extension to the host dwelling at Farringleys, six outbuildings were demolished, leaving only four outbuildings on site.

2.3 The site is located in the Green Belt and is also affected by other designations as follows:-

- Area of Special Landscape Character
- Area of Archaeological Significance
- North part of the application site is within the Site of Importance for Nature Conservation (SINC)



Fig 1: Site plan and the Site of Importance for Nature Conservation (orange shaded area)

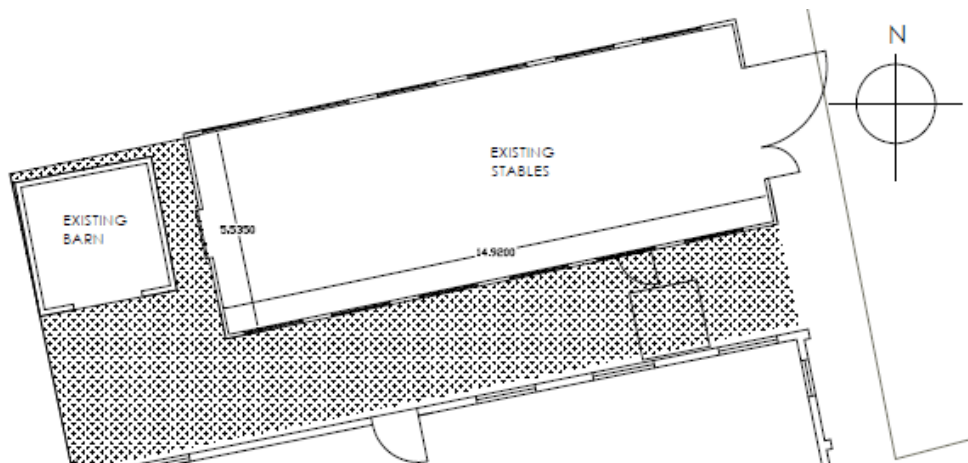


Fig 2. Floor plan of stable and the barn to be demolished



Fig 3. Elevations of demolished stable and the barn



Photo 1: The existing barn (to be demolished)



Photo 2: The existing stable (view from the south-east) to be demolished





Photo 3 The existing stable (view from the north) to be demolished

### 3. PROPOSAL

- 3.1 Planning permission is sought for “Construction of a single storey three bedroom dwelling house following demolition of existing stable and barn”. The house would have a total floorspace of 96m<sup>2</sup> and would provide three bedrooms (one of which would be a master bedroom), a dining/ kitchen area and a toilet. Two car parking spaces would be provided on site.
- 3.2 The application is supported by the following documents:
- Application form
  - Application drawings
  - Planning Statement/Design and Access Statement,
  - Preliminary Ecological appraisal (Submitted on 19.08.22)
  - Bat surveys
  - Structural Survey
- 3.3 It is noted that a separate planning application (planning ref: 21/01640/FULL1) for the change of use from F2 (c) Equestrian sports, to Reiki Centre together with elevational alterations and porch/canopy has been submitted alongside this application. This is covered in a separate planning sub-committee report.
- 3.4 In the supporting document, it states that these applications are linked applications. The proposed new house would be only for the proprietors of the proposed Reiki Centre currently under consideration. The applicants indicates that two applications are submitted separately as they would like the members to consider these applications on their own merits.
- 3.5 In the original scheme, the proposed floor area for the house represented a 10% increase on the existing floorspace of the barn and stable. However, a revised scheme was subsequently submitted which shows that the floorspace area of the new house would be the same as the existing barn and stable buildings.

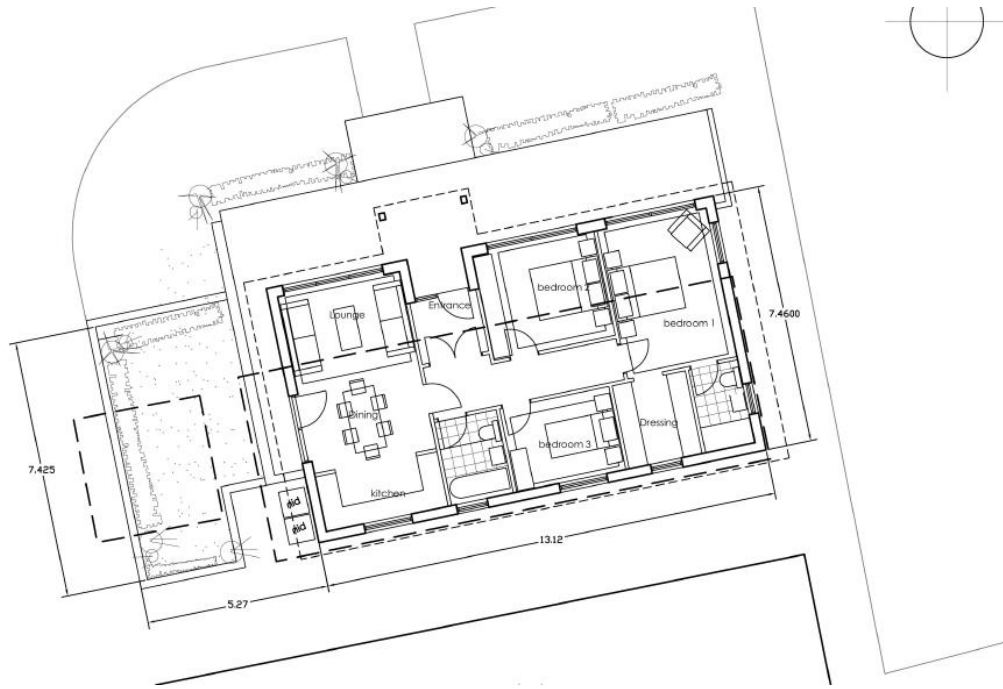


Fig 4. Proposed floor plans.

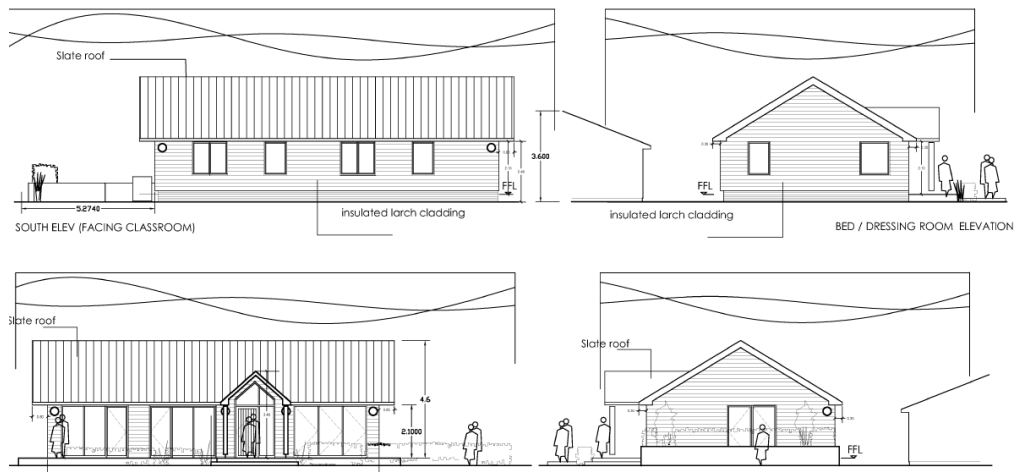


Fig 5. Proposed elevations.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 96/02691/FUL— Detached seven bedroom house and detached triple garage with one bedroom flat above – (Refused) 06.02.1997
- 4.3 97/00708/OUT – Detached house and detached garage outline – (Refused) 15.05.1997

- 4.4 97/01414/FUL – Detached five bedroom house and detached garage – (Refused) 10.07.1997
- 4.5 98/03321/FUL – Detached five bedroom house with indoor swimming pool and garage – (Refused) 04.03.1999
- 4.6 05/04022/FULL1 – Demolition of existing house and double garage and erection of two storey five bedroom replacement house and detached double garage – (Permitted) 27.02.2006
- 4.7 08/03480/FULL1 – Demolition of existing house and double garage and erection of two storey five bedroom replacement house and detached double garage – (Permitted) 08.12.2008
- 4.8 09/00556/FULL6 – Two storey side extension – (Refused) 24.09.2009
- 4.9 09/02704/FULL6 – Two storey side extension – (Permitted) 26.01.2010
- 4.10 10/01374/TPO – Lift lower canopies to give a clearance over the ground of no more than 4 metres and thin crowns by no more than 20% three oak trees at land at South Park, Westerham Road (to rear of 4 Forest Ridge) SUBJECT TO TPO 1 (BB and OUDC 1952) – (Received consent) 28.06.2010
- 4.11 10/01374/TPSPLD – Crown reduce by 30% three oak trees at land at South Park, Westerham Road (to rear of 4 Forest Ridge) SUBJECT TO TPO 1 (BB and OUDC 1952) – (Refused) 28.06.2010
- 4.12 10/02088/TPO – To reduce overhanging branch of 1 oak by 60% located adjacent to bridleway (at land rear of 10 Forest Ridge) SUBJECT TO TPO 1 – (received consent) 23.08.2010
- 4.13 10/03675/FULL6 – Two storey side extension – (Permitted) 01.03.2011
- 4.14 21/01640/FULL1 – Conversion of existing building into an education and wellbeing centre – to be discussed in PSC meeting

## **5. CONSULTATION SUMMARY**

### **5.1 A) Statutory**

- 5.1.1 Highway Department: No objection. Two parking spaces will be allocated near the location of the new dwelling.
- 5.1.2 Environmental Health: No objection. The occupancy of this house should be tied to the proposed Reiki Centre. This arrangement would overcome the issues of the proximity to the Reiki Centre and its lack of screening between these two buildings.

## **5.2 B) Local Group**

5.2.1 Bromley Biodiversity Partnership: The proposal is within a Site of Importance for Nature Conservation (SINC). Any artificial lighting scheme as part of the development must take account of bats in the surrounding area. A landscaping plan for the application site should be submitted prior to the commencement of the development.

## **5.3 C) Adjoining Occupiers**

5.3.1 Nearby owners/neighbours were notified of the proposal and the following representations were made:

- The proposed house is on green belt land and any development of this type would be detrimental to the area;
- The outbuildings should remain and other outbuilding were removed in 2021.
- The single storey private dwelling cannot be justified and there are no special circumstances, even if a Reiki centre were to be given planning permission as it is not necessary to live adjacent to it.
- Not sustainable – the surrounding pasture may fall into neglect and it would be under permanent threat from future inappropriate and harmful schemes damaging to Green Belt land;
- The proposed dwelling will stand very near the neighbouring boundary and it could increase the level of disturbance;
- Farringleys is located within the boundaries of the Holwood Estate and this is a place of historic importance and rich biodiversity. The sense of openness and tranquillity will rapidly disappear once planning permission of this kind becomes acceptable;
- The house at Farringleys is already a substantial residential property. Any additional residence could be a significant intensification of residential use and combined with the planned Reiki Centre should be regarded as totally inappropriate on this Green Belt land;
- The demolition of the existing barn and outbuilding and replacement with a new single-storey dwelling have different uses, i.e. non-agricultural use.
- Insufficient parking;
- A smaller stable block outside the Reiki Centre will remain and this building has not been referred to or clarified in the proposal;
- The access road is maintained by the residents at the Holwood Estate and it is a dangerous road;
- it is extremely difficult to monitor any overspill parking on the access road;
- The proposal has no value for the immediate and surrounding woodland environment
- Would affect the value of the neighbouring house;
- The proposed dwelling is not considered to be an “exceptional circumstance”.



## **6. POLICIES AND GUIDANCE**

### **6.1 National Policy Framework 2021**

### **6.2 NPPG**

### **6.3 The London Plan 2021**

D1 London's form and characteristics  
D3 Optimising site capacity through the design-led approach  
D4 Delivering Good Design  
D5 Inclusive Design  
D6 Housing Quality Standards  
G2 London's Green Belt  
H1 Increasing housing supply  
H2 Small sites  
T5 Cycling  
T6.1 Residential Parking  
G6 Biodiversity and access to nature  
G7 Trees and woodlands  
S12 Minimising greenhouse gas emissions

### **6.4 Bromley Local Plan 2019**

4 Housing Design  
30 Parking  
31 Relieving Congestion  
32 Road Safety  
33 Access for All  
37 General Design of Development  
49 The Green Belt  
69 Development and Nature conservation Sites  
70 Wildlife Features  
72 Protected species  
73 Development and trees  
116 Sustainable Urban Drainage System (SUDs)  
119 Noise Pollution  
122 Light Pollution  
123 Sustainable Design and Construction

### **6.5 Other Guidance**

Housing: Supplementary Planning Guidance. (March 2016)  
Technical Housing Standards – Nationally Described Space Standard (March 2015)  
Supplementary Planning Guidance 1 – General Design Principles  
Supplementary Planning Guidance 2 – Residential

## 7. ASSESSMENT

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

- Green Belt
- Principle and housing need
- Standard of residential accommodation
- Design and landscaping
- Highways
- Neighbouring amenity
- Biodiversity and ecology impacts

### 7.2 Green Belt – Acceptable

7.2.1 The main issue in relation to the Green Belt is whether the proposal would represent inappropriate development.

7.2.2 Paragraphs 137 – 151 of the NPPF set out the Government's intention for the Green Belt. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2.3 The Green Belt is intended to serve five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.2.4 Paragraphs 147 – 151 deal specifically with development proposals in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

7.2.5 Paragraph 149 further states that:

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial

grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

7.2.6 In this proposal, the most relevant section to assess this application is section (g) “limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use” and the development should not have a greater impact on the openness of the Green Belt than the existing development and it would not cause any substantial harm to the openness of the Green Belt compared to the existing buildings.

7.2.7 Openness is an essential characteristic of the Green Belt and it takes into account the effect of built form. Also, the impact on the openness of the Green Belt is inherent and exists whether or not the development can be seen from a view or vantage point.

7.2.8 The existing barn and stable (a total floorspace of 96m<sup>2</sup>) are stated to be in equestrian use and are located on the developed land. They would be demolished as part of the proposal and replaced with the new dwelling. The proposed house would have the same floorspace of 96m<sup>2</sup>. The proposed house would be a single storey with a total height of 4.9m, which is some 1.3m higher than the existing stable (3.7m) but would have a narrower width when compared to the two buildings to be replaced. Given that the proposed new dwelling would be located in a similar location once the existing buildings have been demolished, it is considered that it would not cause any significant actual harm to and would not detract from the openness of the Green Belt.

- 7.2.9 It is noted that the proposed house would have a canopy at the front entrance. A condition will be imposed to make sure that this area would not be enclosed. It is considered that the proposed house, therefore, would not have any greater impact on the openness of the Green Belt than the existing development and it would re-use previously developed land.
- 7.2.10 It is noted that the proposal would not be in the same use as the existing buildings, which are used for equestrian purposes. The change of use will be assessed further in the following sections.

### **7.3 Principle and housing need – Acceptable**

#### Principle

- 7.3.1 The National Planning Policy Framework (NPPF) states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. The NPPF defines "previously developed land" as: "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure".
- 7.3.2 Housing is a priority use for all London Boroughs. London Plan Policies H1, D3 and D4 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.
- 7.3.3 Policy 4 of the Bromley Local Plan advises that new housing developments will be expected to meet particular standards in respect of; density; mix of housing types and sizes, provision of house types to address a local shortage; the site layout, buildings and space around buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas; off street parking is provided; the layout is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles; and security and crime prevention measures are included in the design and layout of buildings and public areas.

#### Housing need

- 7.3.4 London Plan Policy H1 sets Bromley's housing target at 774 homes per annum. In order to deliver this target, boroughs are encouraged to optimise the potential for housing delivery on all suitable and available brownfield sites. This approach is consistent with Policy 1 of the Bromley Local Plan, particularly with regard to the types of locations where new housing delivery should be focused.
- 7.3.5 The current position in respect of Bromley's Five Year Housing Land Supply (FYHLS) was agreed at Development Control Committee on 2 November 2021. The current position is that the FYHLS (covering the period 2021/22 to 2025/26) is 3,245 units, or 3.99 years supply. 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.

- 7.3.6 The NPPF (2021) 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. 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.
- 7.3.7 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'. 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:
- 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
  - 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.
- 7.3.8 The proposal would provide one house on the site and this would be a minor contribution and would not contribute significantly towards the supply of housing within the Borough. It has already been concluded that the policies that protect the areas or assets of particular importance (in this case relating to the Green Belt) would not provide a clear reason for refusal. Therefore the small contribution to housing supply will be considered in the overall planning balance set out in the conclusion of the report having regard to the presumption in favour of sustainable development.

## **7.4 Housing Matters – Acceptable**

### Optimising site capacity/Density:

- 7.4.1 The application site lies within a rural area and there are some residential properties in the area. The proposal would provide one new dwelling and it would still reflect the general low residential density of the area and would not overdevelop the site in this respect.

### Standard of accommodation

- 7.4.2 Policy 4 of the Local Plan sets out the requirements for new residential development to ensure a good standard of amenity for future occupiers. The Mayor's Housing



SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. The standards apply to new build, conversion and change of use proposals. 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 Government's National Technical Housing Standards.

- 7.4.3 Policy D6 of the London Plan and the Housing SPG (2016) Standard 24 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 should comply with Technical housing standards - nationally described housing standard (2015).
- 7.4.4 To be in accordance with the above standards Table 1 of the NDSS which provides minimum Gross Internal Floor Areas (GIA) needs to be complied with. The following standards are considered relevant:
- 3 bedroom/ 5 person (single storey) - 86m<sup>2</sup> with 2.5m<sup>2</sup> of built in storage.
  - One bedspace - a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
  - Two bedspace – a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- 7.4.5 The total footprint of the new building would be 96m<sup>2</sup>. The proposed bedrooms would comply with the two bedspace and one bedspace requirements. Therefore, the proposed house GIA standard would be met.
- 7.4.6 With regards to amenity space, the London Plan requires that a minimum of 8m<sup>2</sup> of private outside space should be provided for this 5-person house. The total application site area, as measured on the submitted drawing, would be 773m<sup>2</sup>. It is considered that the proposal would provide sufficient amenity space.
- 7.4.7 With regards to the proposed layout of the house and the living conditions for future occupiers, it is noted that there are three windows facing the proposed Reiki centre and the house is very close to the proposed Reiki centre building (planning ref: 21/01640/FULL1). Also, there would be no screening between the proposed Reiki centre and this house. The applicants have confirmed that the occupation of the house will only be for the proprietors of the Reiki centre and it would not become a separate dwelling unit. The Environmental Health officer has been consulted and raised no objection to this arrangement.
- 7.4.8 After seeking advice from the Legal team, a condition will be imposed that the occupiers of this house should only be the proprietors of the Reiki Centre and it should not become a separate dwelling. Therefore, this proposal should be considered as a linked application to the other planning application (planning ref: 21/01640/FULL1) for the reuse and conversion of the existing barn as Reiki Centre and it would provide a reasonable level of residential amenity and quality of life for future occupiers.

## **7.5 Design – Layout, scale and landscaping – Acceptable**

- 7.5.1 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. 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.
- 7.5.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.5.3 The new house is a single storey structure. The proposed finishing materials would be larch cladding with slate roof. It is considered that the proposed design, materials and overall external appearance would not detract from the character and appearance of the site or its wider rural setting.

## **7.6 Highways and parking – Acceptable**

- 7.6.1 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. 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.
- 7.6.2 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.
- 7.6.3 London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.
- 7.6.4 The application site lies in an area with a PTAL rating of 1b (on a scale where 0 has the least and 6b has the best access to public transport services) and it could be reliant on private transport such as the private car and bicycle. Two parking spaces would be allocated to the house. In the London Plan, it is noted that the maximum parking spaces for a 3-bedroom house in this area is 1.5 parking spaces. However, it also states that a higher level of provision could be considered acceptable for sites with a very low PTAL rating, as is the case here. The Highways officer has been consulted and raised no objections. A condition will be imposed for further details on cycle storage and refuse/recycling storage.

## **7.7 Neighbourhood Amenity – Acceptable**

- 7.7.1 Policies 4 and 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.
- 7.7.2 The house would be located behind the existing stable which is proposed to be re-used as a Reiki Centre. Therefore, this proposal would not be clearly visible from the neighbouring properties. It is considered that the house would be relatively well removed from the neighbours and therefore, it would not have significantly harmful amenity impacts, such as overshadowing or being overbearing.
- 7.7.3 The neighbouring objections are noted and some of the objections have been discussed in the above sections. It is considered that the issue of house values for the neighbouring properties is not a planning consideration. With regards to the remaining outbuilding next to the proposed Reiki centre, this building is outside the application site boundary and the applicants have confirmed that this stable is currently vacant.

## **7.8 Biodiversity and ecology impacts – Acceptable**

- 7.8.1 Policy 69 relate to the development within the Site of Importance for Nature Conservation (SINC). Developments should improve existing or create new habitats or use design to enhance biodiversity and provide for its on-going management. Development only will be permitted if any potential harm can be overcome by mitigating measures.
- 7.8.2 Policy 72 of the Bromley Local plan states that planning permission will not be granted for development or change of use of land that will have an adverse effect on protected species, unless mitigating measures can be secured to facilitate survival, reduce disturbance or provide alternative habitats.
- 7.8.3 The northern part of the application site lies in the Site of Importance for Nature Conservation (SINC) and a Preliminary Ecological Appraisals (PEA) and a bat roost inspection survey have been submitted.
- 7.8.4 Both reports conclude a negligible potential for the existing buildings to support bat roosts and therefore no further Phase 2 surveying is recommended (i.e. emergence/re-entry surveying). It is considered that the proposal would not have any adverse biodiversity impacts in the area.
- 7.8.5 The Bromley Biodiversity Partnership has been consulted and did not object to the submitted reports and the proposal. However, several conditions will be imposed such as the submission of details for a landscaping scheme, a scheme of biodiversity enhancements and a sensitive artificial lighting scheme, as well as the removal of permitted development rights to restrict development within the curtilage of the dwelling that could potentially impact on the SINC.

## **7.9 Trees – Acceptable**

- 7.9.1 Policy 73 of the Bromley Local Plan requires that trees of environmental importance should be retained and protected. When considering development proposals, trees should be retained as much as possible
- 7.9.2 The application site is covered by Tree Preservation Orders (TPOs). Tree officers have been consulted and have raised no objections to the proposal.

## **8. CONCLUSION**

- 8.1 Having had regard to the above it is considered that the development in the manner proposed would be acceptable as it would not result in inappropriate development within the Green Belt by definition, it would not have any significant actual harm to its openness and therefore would not have any detrimental impact on its openness, the character of the area and visual amenities of the Green Belt. No other adverse impacts are expected to arise as a result of the development that would weigh against the granting of planning permission, having regard to the presumption on favour of sustainable development. It is therefore recommended that planning permission is granted subject to the recommended conditions.
- 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:**

**PERMISSION BE GRANTED**

Subject to the recommended conditions/informatives:

**Occupancy of the proposal**

Solely be occupied by a person who owns the business operating from the building immediately to the south together with any resident dependants

**Standard**

Standard Time Limit

Standard Compliance with Plans

**Pre-occupation**

Cycle parking details

Refuse/recycling storage details

Landscaping details

Lighting scheme

Arrangements for construction period

Integrated bat and bird bricks

**Compliance**

External materials

Permitted Development rights removed A, AA, B, C, D, E

Construction and Environmental Management Plan

Front Canopy – no enclosure

**Informatives**

Control of Pollution/Construction sites

Unsuspected contamination

Street naming/numbering

No invasive non-native species to be included in the planting

Mixed native species hedgerows around the boundaries

CIL

**Any other planning condition(s) considered necessary by the Assistant Director of Planning.**