

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT: 31 January 2022

DECISIONS	Comments
<p>Demolition of existing lean to, new glazed infill extension, with replacement double glazing to bay and side windows and door <u>94 Ravensbourne Avenue Bromley BR2 0AX</u> Ref. No: 21/05651/FULL6 Received: Fri 03 Dec 2021 Validated: Fri 03 Dec 2021 Status: Application Permitted</p> <p>Ash (T1) - Fell and replace. <u>116 Ravensbourne Avenue Bromley BR2 0AX</u> Ref. No: 21/05555/TREE Received: Thu 02 Dec 2021 Validated: Thu 02 Dec 2021 Status: Decision No objection</p> <p>Construction of additional storey above existing building to provide 3 new flats (3 x 2 bedroom) (56 day application under Class A, Part 20, Schedule 2 to the General Permitted Development Order 2015 (as amended) with regards to transport and highways impacts, flooding risk, air traffic and defence assets impacts, contamination risks, external appearance of the building, provision of adequate natural light to habitable rooms and nationally described space standards, impact on residential amenities and protected views). <u>Kentway Court 1A Hayes Lane Hayes Bromley BR2 9EA</u> Ref. No: 21/05368/NDFLAT Received: Fri 19 Nov 2021 Validated: Fri 19 Nov 2021 Status: NDFLAT Refusal</p>	<p><i>Upward extension Refusal grounds:</i></p> <p><i>1. The proposal involves engineering operations that are beyond those considered reasonably necessary to construct the additional storey but would involve extensive reconstruction of the second floor flats 7, 8 and 9 and thus would not only consist of new dwellinghouses immediately above the existing topmost residential storey on the building and therefore is not considered to be permitted under criteria A and A(a) of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). DC/21/05368/NDFLAT 2</i></p> <p><i>2. The proposal, due to its height and scale would appear incongruous and over-dominant when viewed alongside the neighbouring properties to the southeast along Bromley Common and thereby is harmful to the character of the surrounding area, contrary to condition A.2.(1)(e) of Schedule 2, Part 20, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policies D3 and D4 of the London Plan and Bromley Local Plan Policies 4, 6 and 37.</i></p>

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<p>Part conversion of ground floor from offices to residential flats (6 no. 1 bedroom units) with retention of office space at front (56 day application for prior approval in respect of transport and highways impacts, contamination risks, flood risk, noise impacts, character or sustainability of a conservation area, provision of natural light to habitable rooms, impact on an area of general or heavy industry, impact of loss of services provided by a registered nursery or a health centre, fire safety impacts under Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) <u>Ground Floor Offices 1 Sherman Road Bromley BR1 3JH</u> Ref. No: 21/05098/CUETC3 Received: Fri 05 Nov 2021 Validated: Mon 15 Nov 2021 Status: Prior approval required and granted</p> <p>Conversion of loft into habitable room <u>69B Beckenham Lane Bromley BR2 0DN</u> Ref. No: 21/05170/FULL1 Received: Fri 29 Oct 2021 Validated: Fri 29 Oct 2021 Status: Application Permitted</p> <p>Demolition of existing building and construction of a part two/three storey block with additional roof space accommodation comprising 9 residential flats with associated parking, amenity space and cycle storage. <u>2 Warren Avenue Bromley BR1 4BS</u> Ref. No: 21/05127/FULL1 Received: Tue 26 Oct 2021 Validated: Tue 26 Oct 2021 Status: Application Refused</p> <p>Erection of three storey residential building comprising 3 no. one bedroom residential flats with refuse storage at lower ground floor level and first and second floor balconies, formation of vehicular access and 3 no. car parking spaces, cycle storage and associated hard and soft landscaping. <u>Land Adjacent To 37 To 45 Oaklands Road Bromley Hill Bromley</u> Ref. No: 21/04617/FULL1 Received: Wed 15 Sep 2021 Validated: Wed 15 Sep 2021 Status: Application Refused</p> <p>Change of use from part of existing shop unit (Class A1) to one flat (Class C) (PROPOSED LAWFUL DEVELOPMENT CERTIFICATE) <u>87A Beckenham Lane Bromley BR2 0DN</u> Ref. No: 21/03457/PLUD Received: Thu 08 Jul 2021 Validated: Thu 08 Jul 2021 Status: Proposed use/development is lawful</p> <p>New timber cladding to upper facade, new porch to front, single storey rear extension to replace conservatory and elevational alterations. <u>61A Scotts Lane Shortlands Bromley BR2 0LT</u> Ref. No: 21/05523/FULL6 Received: Thu 11 Nov 2021 Validated: Thu 11 Nov 2021 Status: Application Permitted</p>	<p>Behind the Sorting Office-approved</p> <p>Second application in very rapid time to demolish this prominent house. Again refused. Clive Lees pointed out some interesting reasons for refusal. The Environmental Health Pollution Officer commented that the internal layout meant that the living rooms in some flats would abut the bedrooms in other flats.</p> <p>Looks like an infill development refused</p> <p>This is the shop to the side of boarded up area. I will update at the meeting on ownership of the main site.</p>
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Garage conversion, single storey rear extension, loft conversion with rear dormer, front rooflights and elevational alterations. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

5 Park Hill Road Shortlands Bromley BR2 0JX

Ref. No: 21/05252/PLUD | Received: Wed 03 Nov 2021 | Validated: Wed 03 Nov 2021 | Status: Proposed use/development is lawful

Hip to gable loft conversion with rear dormer and front rooflights and ground floor rear extension LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

31 Scotts Lane Shortlands Bromley BR2 0LL

Ref. No: 21/04305/PLUD | Received: Fri 27 Aug 2021 | Validated: Fri 27 Aug 2021 | Status: Proposed use/development is not lawful

T1 Holly on front left hand boundary - Reduce in height by 3m and trim sides to shape. T2 Lawson cypress adjacent to T1 - Reduce to same height as T1 removing 2.5m and trim sides to shape. T3 Magnolia on rear left hand boundary - Reduce tallest two branches by no more than 1.5m. T4 Thuja on rear right hand side by rockery - Reduce in height by 2m and trim remaining growth to shape.

5 Cumberland Road Shortlands Bromley BR2 0PG

Ref. No: 21/05698/TREE | Received: Mon 13 Dec 2021 | Validated: Mon 13 Dec 2021 | Status: Decision No objection

The demolition of a single storey rear extension and the erection of a two storey projecting bay window, together with internal alterations and refurbishments.

19 Durham Avenue Shortlands Bromley BR2 0QE

Ref. No: 21/05636/FULL6 | Received: Thu 02 Dec 2021 | Validated: Thu 02 Dec 2021 | Status: Application Permitted

Proposed loft conversion with rear dormer, Juliet balcony and front rooflights LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

47 Durham Road Shortlands Bromley BR2 0SN

Ref. No: 21/05552/PLUD | Received: Fri 26 Nov 2021 | Validated: Fri 26 Nov 2021 | Status: Proposed use/development is lawful

2 x Conifers in front garden- Fell to ground level.

48 Durham Avenue Shortlands Bromley BR2 0QB

Ref. No: 21/05307/TREE | Received: Thu 18 Nov 2021 | Validated: Thu 18 Nov 2021 | Status: Decision No objection

I'm sure we have seen a number of refused applications for this property; and see below another application.

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<p>Elevational alterations including window openings/rooflights and construction of two storey rear extension to Flat 6 on first and second floors with conversion of resultant space into two self-contained flats (1 no. 1 bedroom and 1 no. two bedroom).</p> <p><u>Flat 6 5 Valley Road Shortlands Bromley BR2 0HB</u></p> <p>Ref. No: 21/03306/FULL1 Received: Tue 29 Jun 2021 Validated: Tue 29 Jun 2021 Status: Application Withdrawn</p>	
APPLICATIONS	
	Comments
<p>Proposed loft conversion with new gable & rear dormer.</p> <p><u>100 Ravensbourne Avenue Bromley BR2 0AX</u></p> <p>Ref. No: 22/00371/FULL6 Received: Wed 26 Jan 2022 Validated: Wed 26 Jan 2022 Status: Pending Consideration</p> <p>Proposed loft conversion with half hip / gable & rear dormer.</p> <p><u>102 Farnaby Road Bromley BR1 4BH</u></p> <p>Ref. No: 22/00264/FULL6 Received: Wed 19 Jan 2022 Validated: Wed 19 Jan 2022 Status: Pending Consideration</p> <p>Loft conversion with rear dormer and additional front rooflight.</p> <p><u>24 Meadow Road Bromley BR2 0DX</u></p> <p>Ref. No: 22/00198/FULL6 Received: Mon 17 Jan 2022 Validated: Thu 20 Jan 2022 Status: Pending Consideration</p> <p>Loft conversion with full width dormer LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)</p> <p><u>45 Meadow Road Bromley BR2 0DX</u></p> <p>Ref. No: 22/00122/PLUD Received: Mon 10 Jan 2022 Validated: Mon 10 Jan 2022 Status: Pending Consideration</p> <p>To replace existing conservatory with a replica tiled roof extension</p> <p><u>13 Meadow Road Bromley BR2 0DX</u></p> <p>Ref. No: 22/00105/FULL6 Received: Fri 07 Jan 2022 Validated: Fri 07 Jan 2022 Status: Pending Consideration</p> <p>Single storey rear extension with pitched roof</p> <p><u>176 Farnaby Road Bromley BR2 0BB</u></p> <p>Ref. No: 22/00074/FULL6 Received: Thu 06 Jan 2022 Validated: Wed 12 Jan 2022 Status: Pending</p>	

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<p>Consideration</p> <p>Hip to gable loft conversion with rear dormer three front rooflights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>31 Scotts Lane Shortlands Bromley BR2 0LL</u> Ref. No: 22/00318/PLUD Received: Mon 24 Jan 2022 Validated: Mon 24 Jan 2022 Status: Pending Consideration</p> <p>Oak overhanging 42A Durham Avenue - Reduce and shape to the west side only, rebalancing the tree, with a reduction of 2.5ms laterally (no reduction to the height of the tree). SUBJECT TO TPO 2341 (10.11.2009) <u>42 Durham Avenue Shortlands Bromley BR2 0QB</u> Ref. No: 22/00035/TPO Received: Mon 10 Jan 2022 Validated: Mon 10 Jan 2022 Status: Pending Consideration</p> <p>Willow A (very tall tree with an overhang of 5m from the boundary) - Remove all tree branches perpendicular to the boundary line. Willow B (very tall tree with an overhang of 3m from the boundary) - Remove all tree branches perpendicular to the boundary line. Willow C (tree with an overhang of 1m from the boundary) - Remove all tree branches perpendicular to the boundary line. <u>42 Durham Avenue Shortlands Bromley BR2 0QB</u> Ref. No: 22/00036/TREE Received: Mon 10 Jan 2022 Validated: Mon 10 Jan 2022 Status: Pending Consideration</p>	
APPEALS SUBMITTED & DECISIONS	
	Comments
No relevant applications or decisions	
ENFORCEMENT	
	Comments
None relevant	