

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 October 2022

DECISIONS

	Comments
<p>Change of use of part of the first floor and second and third floors from ancillary retail space (formerly Class A1 use but now a Class E use) to six residential units <u>97 High Street Bromley BR1 1JQ</u> Ref. No: 22/03198/CUETC3 Received: Tue 09 Aug 2022 Validated: Thu 01 Sep 2022 Status: Not Available</p>	<p>For information. Another example of a brownfield development.</p>
<p>Demolition of existing storage shed to rear, formation of rear staircase leading to first floor and conversion of first floor from ancillary accommodation to 1 no. self-contained one bedroom residential flat with refuse and cycle storage and rear garden. <u>80 Beckenham Lane Bromley BR2 0DW</u> Ref. No: 22/00899/FULL1 Received: Mon 28 Feb 2022 Validated: Mon 28 Feb 2022 Status: Application Permitted</p>	
<p>Proposed loft conversion with new gable & rear dormer. <u>100 Ravensbourne Avenue Bromley BR2 0AX</u> Ref. No: 22/00371/FULL6 Received: Wed 26 Jan 2022 Validated: Wed 26 Jan 2022 Status: Application Refused</p>	<p><i>The proposed development by reason of its bulky roof extension and large rear dormer would result in an incongruous and disproportionate addition to the existing building that would fail to preserve or enhance the character and appearance of the wider conservation area. This is contrary to Policies 6, 37 and 41 of the Bromley Local Plan.</i></p>
<p>Conversion of existing ancillary residential accommodation at second and third floors to form 9 self-contained residential units LISTED BUILDING CONSENT <u>The Royal Bell 175 High Street Bromley BR1 1NN</u> Ref. No: 21/02927/LBC Received: Thu 17 Jun 2021 Validated: Fri 03 Sep 2021 Status: Listed Building Consent</p>	<p><i>6, 37 and 41 of the Bromley Local Plan.</i></p>
<p>Conversion of existing ancillary residential accommodation at second and third floors to form 9 self-contained residential units <u>The Royal Bell 175 High Street Bromley BR1 1NN</u> Ref. No: 21/02926/FULL1 Received: Thu 17 Jun 2021 Validated: Fri 03 Sep 2021 Status: Application Refused</p>	<p>This development refused <i>The proposed development: by reason of the paucity of internal space for each unit; inadequate outlook, light, privacy, and potential for adverse noise and disturbance associated with the adjacent commercial use, lack of private amenity space, and absence of step free access; would result in a very poor standard of accommodation for prospective occupants. The proposal would therefore fail to accord with Policies D5, D6, D13 and D14 of the London Plan (2021), Policies 4, 97 and 119 of the Bromley Local Plan (2019), the Mayor's Housing SPG (2016) and The National Technical Housing Standards (2015).</i></p>
<p>Single storey rear extension, extending beyond the rear wall of the original house by 4.50m, for which the maximum height would be 2.50m, and for which the height of the eaves would be 2.50m (42 Day Notification for Householder Permitted Development Prior Approval. <u>123 Queen Anne Avenue Shortlands Bromley BR2 0SH</u> Ref. No: 22/03669/HHPA Received: Thu 15 Sep 2022 Validated: Thu 15 Sep 2022 Status: Prior Approval Not Required</p>	

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 October 2022

Amendment to planning permission ref: 21/01543/FULL6: To amend the rear elevation of the ground floor by pushing it back 2 meters.

173 Farnaby Road Bromley BR2 0BA

Ref. No: 21/01543/AMD2 | Received: Tue 13 Sep 2022 | Validated: Tue 13 Sep 2022 | Status: Amendment requires planning permission

Details submitted to discharge conditions in relation to planning permission Listed Building Consent ref 22/00053/LBC: Condition 3(a) - Window Details

258 Bromley Road Bromley BR2 0BW

Ref. No: 22/00053/CONDIT | Received: Fri 26 Aug 2022 | Validated: Fri 26 Aug 2022 | Status: Decision for Planning Conditions

Details submitted to discharge conditions in relation to planning permission ref 22/00049/FULL6 Condition 3(a) - Window Details

258 Bromley Road Bromley BR2 0BW

Ref. No: 22/00049/CONDIT | Received: Fri 26 Aug 2022 | Validated: Fri 26 Aug 2022 | Status: Decision for Planning Conditions

Oak tree in rear garden - Crown reduce by 2m all round and approximately 2.5m in certain areas. Thin by 15 - 20%. SUBJECT TO TPO 2363 (20.4.2010)

95 Hayes Lane Beckenham BR3 6RN

Ref. No: 22/03202/TPO | Received: Thu 18 Aug 2022 | Validated: Thu 18 Aug 2022 | Status: Consent (e.g.tree works, haz subs)

T7 Oak tree to rear of 21 and 22 Foxes Dale - Reduce away from building by 3m. T5 Oak tree to rear of 23 and 24 Foxes Dale - Remove lower 4 limbs to keep tree away from property. SUBJECT TO TPO 989 (15.11.1993)

11 Foxes Dale Shortlands Bromley BR2 0JS

Ref. No: 22/03499/TPO | Received: Thu 28 Jul 2022 | Validated: Thu 28 Jul 2022 | Status: Consent (e.g.tree works, haz subs)

T7 Oak tree to rear of 21 and 22 Foxes Dale - Reduce all over by 2.5m - 3m. SUBJECT TO TPO 989 (15.11.1993)

11 Foxes Dale Shortlands Bromley BR2 0JS

Ref. No: 22/03499/TPSPLD | Received: Thu 28 Jul 2022 | Validated: Thu 28 Jul 2022 | Status: Application Refused

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Demolition of existing nursery buildings (excluding boundary wall) and construction of single storey replacement nursery building.

Valley Primary School Beckenham Lane Bromley BR2 0DA

Ref. No: 22/02910/FULL1 | Received: Fri 22 Jul 2022 | Validated: Wed 10 Aug 2022 | Status: Application Permitted

Construction of decking 1.4m above ground level to the rear to include handrail/guarding, steps to garden level and 1.8m high fence to flank boundaries to provide mutual privacy (Part Retrospective).

65 Farnaby Road Bromley BR1 4BN

Ref. No: 22/02772/FULL6 | Received: Wed 13 Jul 2022 | Validated: Wed 13 Jul 2022 | Status: Application Permitted

Two storey side extension

1 Pellings Close Bromley BR2 0RE

Ref. No: 22/02679/FULL6 | Received: Wed 06 Jul 2022 | Validated: Wed 06 Jul 2022 | Status: Application Permitted

Construction of a flat roofed extension to form a new third floor in order to provide an additional nursery room and an increase in the number of nursery spaces to 80 with elevational alterations/extension to ground floor front elevation. (REVISED DESCRIPTION - TO INCLUDE GROUND FLOOR DEVELOPMENT NOT PREVIOUSLY REFERRED TO)

50 - 52 Shortlands Road Shortlands Bromley BR2 0JP

Ref. No: 22/02650/FULL1 | Received: Mon 04 Jul 2022 | Validated: Mon 25 Jul 2022 | Status: Application Refused

Overdevelopment detrimental to local amenity and insufficient parking analysis

Demolition of existing dwelling and erection of part three/four storey block of 9 flats (3 no. 1 bedroom units and 6 no. two bedroom units), with provision of car parking, refuse and cycle storage and hard and soft landscaping.

8 Green Close Shortlands Bromley BR2 0HJ

Ref. No: 22/02146/FULL1 | Received: Fri 27 May 2022 | Validated: Tue 02 Aug 2022 | Status: Application Refused

Overdominant, overshadowing, loss of visual amenity, unsatisfactory parking provision, *inadequate internal provision.*

APPLICATIONS

Comments

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 October 2022

Change of use of ground floor at 143 High Street from Class E (Commercial, Business and Service) to Use Class C3 Behind Natwest. Upper floors already residential. Marketed for 2 yrs as offices. (Dwellinghouses) to form 4 residential units under Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 and fire safety impacts). Empty now. A 2020 similar appn was refused. Largest unit 469 sq ft.

143 High Street Bromley BR1 1JH

Ref. No: 22/03991/CUETC3 | Received: Tue 11 Oct 2022 | Validated: Tue 11 Oct 2022 | Status: Pending Consideration

Change of use of School House from educational (school) use falling within Class F1 to a pre school (Class E(f)).
RETROSPECTIVE (AMENDED DESCRIPTION - PRE-SCHOOL)

For information

School House Overbury Avenue Beckenham

Ref. No: 22/04039/FULL2 | Received: Fri 14 Oct 2022 | Validated: Mon 24 Oct 2022 | Status: Pending Consideration

T7 Oak - Remove (fell) to near ground level and treat stump to inhibit regrowth. SUBJECT TO TPO 2359 (29.3.2010)

The Coach House Silverdale 20 Church Road Shortlands Bromley BR2 0HP

Ref. No: 22/04218/TPO | Received: Thu 27 Oct 2022 | Validated: Thu 27 Oct 2022 | Status: Pending Consideration

Single storey rear extension and office outbuilding with alterations to garden terrace and retaining wall

12 Shortlands Road Shortlands Bromley BR2 0JD

Ref. No: 22/04152/FULL6 | Received: Mon 24 Oct 2022 | Validated: Fri 28 Oct 2022 | Status: Pending Consideration

Front porch extension, conversion of garage to habitable room, installation of two roof lights on street facing roof slope, addition of carport and paving to side of house and elevational alterations.

30 Highland Road Bromley BR1 4AD

Ref. No: 22/04124/FULL6 | Received: Fri 21 Oct 2022 | Validated: Fri 21 Oct 2022 | Status: Pending Consideration

T1 Dead Pine - Fell and plant replacement tree. T2 Willow - Fell and plant replacement tree. T3 Robinia - Remove dead wood. T4 Ash - Crown reduce eastern lateral spread by 3m (from 10m to 7m).

Shortlands Golf Club Meadow Road Bromley BR2 0DX

Ref. No: 22/04130/TREE | Received: Fri 21 Oct 2022 | Validated: Fri 21 Oct 2022 | Status: Pending Consideration

Yew tree situated above the boundary wall to front garden - Remove. Tall Conifer adjacent to tennis court - Remove. SUBJECT TO TPO 76 (28.4.1972)

Flat 1 41 Park Hill Road Shortlands Bromley BR2 0LB

Ref. No: 22/04138/TPO | Received: Mon 17 Oct 2022 | Validated: Mon 17 Oct 2022 | Status: Pending Consideration

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T1 Oak on rear boundary - Crown reduce the height and spread of the tree by up to 2m. SUBJECT TO TPO 2392 (2.11.2010)

76 Farnaby Road Bromley BR1 4BH

Ref. No: 22/04005/TPO | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Pending Consideration

Amendment to planning application Ref 21/04672/FULL6: Addition of a new patio to the rear, part of which will be more than 30cm above the existing ground level

48 Durham Avenue Shortlands Bromley BR2 0QB

Ref. No: 21/04672/AMD3 | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Pending Consideration

Demolition of existing garage. Construction of a proposed garage and gym, first floor rear extension, raised patio/steps to rear and elevational alterations.

31 Scotts Lane Shortlands Bromley BR2 0LL

Ref. No: 22/03974/FULL6 | Received: Tue 11 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: Pending Consideration

Creation of an infill extension, changes to the fenestration and internal alterations

47 Beckenham Lane Bromley BR2 0DA

Ref. No: 22/03948/FULL6 | Received: Fri 07 Oct 2022 | Validated: Fri 07 Oct 2022 | Status: Pending Consideration

Many applications for this property in recent years. Several refused. In the past we have responded if contacted by neighbours.

Single storey rear extension, conversion of garage into habitable room, construction of a front entrance porch and rear rooflights LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

13 Caygill Close Shortlands Bromley BR2 0PS

Ref. No: 22/03925/PLUD | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Pending Decision

Mike-this is the application that went to the CA committee. Back garden already has a half width extension, this would fill the other half. I was tempted to leave this to the APCA and neighbour comment. Discussion?

Hip to gable loft conversion with rear dormer, Juliet balcony and front roof lights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

100 South Hill Road Shortlands Bromley BR2 0RT

Ref. No: 22/03918/PLUD | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Pending Decision

Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Condition 2 of ref: 21/04940/FULL6 (Single storey rear extension and erection of outbuilding to create covered seating area and elevational alterations. Widen existing vehicular access. Replace existing double garage with ancillary outbuilding) to allow elevational and fenestration alterations, and relocation of the outbuilding further into the garden with associated extension of the patio area.

19 Scotts Lane Shortlands Bromley BR2 0LH

Ref. No: 21/04940/RECON | Received: Mon 03 Oct 2022 | Validated: Wed 26 Oct 2022 | Status: Pending Consideration

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APPEALS SUBMITTED & DECISIONS

Comments

Submitted: None relevant

Decided:

Loft conversion with hip to gable, L shaped dormer, front rooflight and elevational alterations

18 Ravensbourne Avenue Bromley BR2 0BP

Ref. No: 22/00173/S78 | Received: Thu 28 Jul 2022 | Status: Appeal Dismissed

Part single and part two storey rear extension to provide one self-contained studio flat with parking, bin, cycle store area.

235 High Street Bromley BR1 1NZ

Ref. No: 22/00090/S78 | Received: Thu 21 Apr 2022 | Status: Appeal Dismissed

Construction of ground, first and second floor extensions including covered stair enclosure and glass balustrade, with conversion of second floor (including enlargement) to form 1 no. 1 bedroom residential flat, enlargement of existing hairdressing salon at first floor level, with associated refuse enclosure

17 Market Square Bromley BR1 1NA

Ref. No: 22/00018/S78 | Received: Wed 26 Jan 2022 | Status: Appeal Dismissed

Two digital 75 inch LCD display screens, one on each side of the proposed BT Hub unit

Telephone Kiosk Fronting 75 High Street Beckenham

Ref. No: 21/00244/S78 | Received: Wed 15 Dec 2021 | Status: Appeal Dismissed

ENFORCEMENT

Comments

None relevant