

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 May 2023

DECISIONS

	Comments
<p>Construction of a second floor extension to create additional storey and elevation alterations (maximum height of extended dwellinghouse 11.3m). (Application under Schedule 2, Part 1, Class AA (enlargement of a dwellinghouse by construction of additional storeys) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to determine if prior approval is required for the proposed development with regards to the impact on adjoining premises, the external appearance of the dwellinghouse, air traffic and defence assets and impact on protected views).</p> <p><u>56 Ravensbourne Road Bromley BR1 1HP</u></p> <p>Ref. No: 23/01163/ASDWEL Received: Fri 24 Mar 2023 Validated: Fri 24 Mar 2023 Status: Prior Approval required and refused</p>	<p>For info. An upward extension refused.</p>
<p>Construction of a new apartment block over ground, first, second and third floor, to provide 6 x 1 bedroom units and 1 no. studio flat.</p> <p><u>35 Widmore Road Bromley BR1 1RW</u></p> <p>Ref. No: 22/00647/FULL1 Received: Tue 15 Feb 2022 Validated: Tue 03 May 2022 Status: Application Permitted</p>	<p>And another example of a brownfield development.</p>
<p>T1 Robinia - on front left hand boundary, adjacent to driveway to underground car park - Section fell to approximately 1.5m above ground level (approximately to the fence height) maintaining the stump for wildlife habitat, currently observed stag beetle larvae.</p> <p>Flat 2 Woodlands 29 Durham Avenue Shortlands Bromley BR2 0QE</p> <p>Ref. No: 23/01753/TREE Received: Fri 05 May 2023 Validated: Fri 05 May 2023 Status: Application Withdrawn</p> <p>Spruce - Fell. Cork Willow - Fell. Ash - Reduce by 3.5m. Sweet Chestnut - Reduce by 2.5m.</p> <p><u>9 Cumberland Road Shortlands Bromley BR2 0PG</u></p> <p>Ref. No: 23/01667/TREE Received: Fri 28 Apr 2023 Validated: Fri 28 Apr 2023 Status: Decision No objection</p> <p>Amendment to planning application ref: 20/01265/FULL6: addition of 3 rooflights</p> <p><u>Three Chestnuts Scotts Avenue Shortlands Bromley BR2 0LQ</u></p> <p>Ref. No: 20/01265/AMD2 Received: Wed 26 Apr 2023 Validated: Wed 26 Apr 2023 Status: Approve Non Material Amendment</p>	
<p>T1 Cedrus Atlantica (Atlantic cedar) on front left boundary - Reduce in height by approximately 3m from 14m to 11m. Reduce top section in to create a conical look appropriate to species. T2 Chamaecyparis lawsoniana (Lawson cypress) on rear right - Dismantle. T3 Multi stemmed Chamaecyparis lawsoniana (Lawson cypress) on rear right - Dismantle. T4 Chamaecyparis lawsoniana (Lawson cypress) on rear left boundary - Dismantle. T5 Malus sylvestris (Crab apple) on rear left - Reduce elongated branches only by no more than 2m. T6 Chamaecyparis lawsoniana (Lawson cypress) on rear right - Dismantle. T7 Fraxinus excelsior (Ash) on rear boundary - Climb to reduce height by approximately 5m from 20m to 15m. Reduce average radial spread by approximately 3m from 4m to 1m. Reduce low branch overhanging the neighbours at the rear by approximately 4m from 9m to 5m. T8 Twin stemmed Acer pseudoplatanus (Sycamore) on rear right corner - Climb to reduce height down to low limb overhanging the</p>	

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neighbouring property removing approximately 8m from 16m to 7m.

34 Durham Avenue Shortlands Bromley BR2 0QB

Ref. No: 23/01603/TREE | Received: Tue 25 Apr 2023 | Validated: Tue 25 Apr 2023 | Status: Decision No objection

T1 Apple on rear boundary - Section fell as close to ground level as possible.

138 Ravensbourne Avenue Bromley BR2 0AY

Ref. No: 23/01599/TREE | Received: Tue 25 Apr 2023 | Validated: Tue 25 Apr 2023 | Status: Decision No objection

T1 Ash tree with Ash die back and bracket Fungus - Fell to ground level. T2 Beech tree - Crown lift to clear 4m from ground level. T3 Oak tree - Crown lift to clear 4m from ground level.

Rowland Court 92 Shortlands Road Shortlands Bromley BR2 0JP

Ref. No: 23/01571/TREE | Received: Mon 24 Apr 2023 | Validated: Mon 24 Apr 2023 | Status: Decision No objection

G1 Hawthorn group, T1 Oak tree, T2 Yew tree - Cut back all encroachment from property to give 2m (where possible) clearance all round making sure to take back to suitable growth points so not to leave stub ends.

Allingham Court 26 Durham Avenue Shortlands Bromley BR2 0QB

Ref. No: 23/01506/TREE | Received: Wed 19 Apr 2023 | Validated: Wed 19 Apr 2023 | Status: Decision No objection

Proposed single storey side and rear extensions and elevational alterations.

25 Queens Mead Road Bromley BR2 0ER

Ref. No: 23/01273/FULL6 | Received: Mon 03 Apr 2023 | Validated: Mon 03 Apr 2023 | Status: Application Permitted

English Oak tree - Remove.

86 Shortlands Road Shortlands Bromley BR2 0JP

Ref. No: 23/01294/TREE | Received: Tue 28 Mar 2023 | Validated: Tue 28 Mar 2023 | Status: Decision No objection

Single storey rear extension at basement level; ground excavated to form lower courtyard; new roof terrace at ground floor level; new external staircase at rear; new front lightwell to accommodate new windows at basement level; elevational alterations

15 Farnaby Road Bromley BR1 4BL

Ref. No: 23/01222/FULL6 | Received: Tue 28 Mar 2023 | Validated: Tue 28 Mar 2023 | Status: Application Permitted

Garage conversion to habitable space. Garage door to be replaced with window **LAWFUL DEVELOPMENT**

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CERTIFICATE (PROPOSED)

57 St Mary's Avenue Shortlands Bromley BR2 0PU

Ref. No: 23/01065/PLUD | Received: Thu 16 Mar 2023 | Validated: Mon 20 Mar 2023 | Status: Proposed
use/development is lawful

Single storey rear extension, extending beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m, and for which the height of the eaves would be 3.00m (42 Day Notification for Householder Permitted Development Prior Approval

161 Farnaby Road Bromley BR2 0BA

Ref. No: 23/00939/HHPA | Received: Thu 09 Mar 2023 | Validated: Tue 28 Mar 2023 | Status: Application Refused

Demolition of existing garage and lean-to. Construction of a part one/two storey side/rear extensions with elevational alterations and raised terrace/steps in rear garden

136 Ravensbourne Avenue Bromley BR2 0AY

Ref. No: 23/00808/FULL6 | Received: Wed 01 Mar 2023 | Validated: Wed 01 Mar 2023 | Status: Application Permitted

Change of use from Class E vacant shop into Take-Away A5 (SUI-Generis) with installation of an extraction system and flue.

106 Beckenham Lane Bromley BR2 0DW

Ref. No: 23/00378/FULL1 | Received: Wed 01 Feb 2023 | Validated: Wed 01 Feb 2023 | Status: Application Refused

The proposed extension by reason of its depth, height and proximity to the boundary would be a dominant form of development and would cause an unreasonable loss of light, outlook and increased sense of enclosure to the adjoining occupiers of the neighbouring dwelling at No. 163 Farnaby Road.

This is the proposed take-away in the Village.

Two storey front and rear extensions; addition of dormer windows to side roof slopes; elevational alterations.

20 Glassmill Lane Bromley BR2 0EJ

Ref. No: 22/05056/FULL6 | Received: Wed 28 Dec 2022 | Validated: Wed 28 Dec 2022 | Status: Application Refused

For info. Odd one: Application last December,

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revised in May. refused
The proposal represents a cramped overdevelopment of the site that would result in a retrograde lowering of the standards to which the area is at present developed and would appear overly dominant in the street scene when viewed from Glassmill Lane; thereby contrary to Policies 6 and 37 of the Bromley Local Plan.

APPLICATIONS

Comments

Two storey side extension with garage conversion.

22 Kingswood Road Shortlands Bromley BR2 0NJ

Ref. No: 23/02041/FULL6 | Received: Thu 25 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

T1 Largest Oak tree in middle of rear garden on the left-hand side, at the point where the garden narrows - Reduce the weight of the lower limb growing over the trampoline by 50%. Remove the 2nd large dead branch growing over towards the steps. T2 Sycamore tree near the Wagon Shed - Remove the dead limbs in the top crown (exempt).

SUBJECT TO TPO 567 (5.10.1988)

16 Church Road Shortlands Bromley BR2 0HP

Ref. No: 23/02046/TPO | Received: Thu 25 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

Loft conversion with dormer to side roof slope

48 Beckenham Lane Bromley BR2 0DQ

Ref. No: 23/01994/FULL6 | Received: Mon 22 May 2023 | Validated: Mon 22 May 2023 | Status: Pending Consideration

Single storey rear extension and new aluminium or UPVC window, to match existing, to the side elevation, to replace the existing external door. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

74 Kingswood Avenue Shortlands Bromley BR2 0NP

Ref. No: 23/01761/PLUD | Received: Tue 09 May 2023 | Validated: Tue 09 May 2023 | Status: Pending Consideration

New Shopfront.

87 Beckenham Lane Bromley BR2 0DN

Ref. No: 23/01670/FULL1 | Received: Fri 28 Apr 2023 | Validated: Wed 10 May 2023 | Status: Pending

We have supported this application.

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Consideration

APPEALS SUBMITTED & DECISIONS

Appeals Lodged:

Erection of a 2 storey 2 bedroom dwellinghouse with associated cycle/refuse provision.

44 Beckenham Lane Bromley BR2 0DQ

Ref. No: 23/00082/S78 | Received: Tue 02 May 2023 | Status: Appeal Lodged

Comments

This is next to the jeweller, Vincent Charles.
We opposed the application.

Appeals Decided: None relevant

ENFORCEMENT

Comments

None relevant