

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 OCTOBER 2023

DECISIONS	
	Comments
<p>Proposed change of use from Bank (Use Class E(c)(i)) to Café (Use Class E(b)). (Lawful Development Certificate - Proposed) <u>35 High Street Bromley BR1 1LD</u> Ref. No: 23/03087/PLUD Received: Thu 10 Aug 2023 Validated: Thu 10 Aug 2023 Status: Proposed use/development is lawful</p>	<p>I thought this was a building next to Sainsbury's Local. DM to check</p>
<p>An astronomical observatory, metal construction with folding roof. Dimensions: 2m x 2m x 2m. <u>75 Bishops Avenue Bromley BR1 3ET</u> Ref. No: 23/03004/FULL6 Received: Thu 03 Aug 2023 Validated: Wed 09 Aug 2023 Status: Application Permitted</p>	<p>Nice to see something unusual</p>
<p>Single storey rear extension, extending beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.30m (42 Day Notification for Householder Permitted Development Prior approval). <u>101 Farnaby Road Bromley BR1 4BN</u> Ref. No: 23/03880/HHPA Received: Wed 11 Oct 2023 Validated: Wed 11 Oct 2023 Status: Prior Approval Required (Interim Status)</p>	
<p>Lime (T1, T2 & T3) - Crown reduce height by 3m from 14m to 11m. Reduce lateral spread by 3m from 10m to 7m. Willow (T4) - Remove limb and cut back laterals. Tree of approximately 11m in height. Reduce lateral spread on lower western laterals by 3m from 9m to 6m. Remove the lowest lateral. <u>Shortlands Golf Club Meadow Road Bromley BR2 0DX</u> Ref. No: 23/03622/TREE Received: Fri 22 Sep 2023 Validated: Fri 22 Sep 2023 Status: Decision No objection</p>	
<p>Demolition of existing garage and outbuildings and construction of a two storey side and single storey rear extension including loft conversion comprising front rooflights and rear dormer with Juliet balcony <u>71 South Hill Road Shortlands Bromley BR2 0RW</u> Ref. No: 23/03275/FULL6 Received: Tue 29 Aug 2023 Validated: Fri 01 Sep 2023 Status: Application Permitted</p>	

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<p>First floor side extension with elevational alterations to create an annex with rear rooflight and raised existing chimney.</p> <p><u>118 Shortlands Road Shortlands Bromley BR2 0JP</u></p> <p>Ref. No: 23/03197/FULL6 Received: Mon 21 Aug 2023 Validated: Mon 21 Aug 2023 Status: Application Refused</p>	<p>The APCA had recommended objection and we agreed. Interestingly, there were no local objections.</p> <p><i>1. The proposed first floor side extension, by reason of its scale and siting, would result in an overly dominant and disproportionate addition that would fail to respect the scale and form of the host dwelling or that of surrounding development and is considered harmful to the wider Conservation Area: thereby contrary to Policies 6, 37 and 41 of the Bromley Local Plan (2019).</i></p> <p><i>2. The proposal, by reason of its size and severance, would constitute a separate residential unit which is not ancillary to the host dwelling and would result in an over-intensive use of the site; thereby contrary to Policies 6, 7 and 37 of the Bromley Local Plan (2019).</i></p>
<p>Single storey rear extension</p> <p><u>12A Bromley Grove Shortlands Bromley BR2 0LN</u></p> <p>Ref. No: 23/03149/FULL6 Received: Mon 07 Aug 2023 Validated: Wed 16 Aug 2023 Status: Application Permitted</p>	<p>Appeal was dismissed</p>
<p>Proposed Loft conversion with three side dormers and elevational alterations</p> <p><u>45 Meadow Road Bromley BR2 0DX</u></p> <p>Ref. No: 23/00236/FULL6 Received: Mon 23 Jan 2023 Validated: Fri 17 Feb 2023 Status: Resolved to contest appeal</p>	<p>We supported the APCA in opposing this.</p> <p><i>1. The proposed development by reason of its siting and function as a separate dwellinghouse and poorly contextually related design represents a visually obtrusive and inappropriate overdevelopment of the site resulting in significant harm to the character and appearance of the Shortlands Conservation</i></p>

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	<p><i>Area and surrounding development contrary to Policies 4, 8, 37 and 41 of the Bromley Local Plan, Urban Design Guide SPD (Bromley) and Policies D1, D3, D6, H2 and HC1 of the London Plan and the National Planning Policy Framework (2023).</i></p> <p><i>2 The proposed development by reason of its overbearing nature, siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the residential amenity enjoyed by the occupants of neighbouring property contrary to Policies 4, 8 and 37 of the Bromley Local Plan and Policies D3, D6 and H2 of the London Plan.</i></p> <p>But see appeal submitted, below.</p>
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APPLICATIONS	
<p>Change of use of part ground floor (for entrance), first, second and third floors from office (Use Class E(g)(i)) to an aparthotel (Use Class C1) together with minor internal alterations, roof light to rear roofslope and replacement external door to street. (Listed Building Consent). <u>179 High Street Bromley BR1 1NN</u> Ref. No: 23/04076/LBC Received: Wed 25 Oct 2023 Validated: Wed 25 Oct 2023 Status: Pending Consideration</p> <p>Change of use of part ground floor (for entrance), first, second and third floors from office (Use Class E(g)(i)) to an aparthotel (Use Class C1) together with minor internal alterations, roof light to rear roofslope and replacement external door to street. <u>179 High Street Bromley BR1 1NN</u> Ref. No: 23/04075/FULL2 Received: Wed 25 Oct 2023 Validated: Wed 25 Oct 2023 Status: Pending Consideration</p> <p>Single storey rear extension, extending beyond the rear wall of the original house by 5.00m, for which the maximum height would be 3.10m, and for which the height of the eaves would be 2.89m (42 Day Notification for Householder Permitted Development Prior Approval) <u>47 Scotts Lane Shortlands Bromley BR2 0LT</u> Ref. No: 23/03970/HHPA Received: Tue 17 Oct 2023 Validated: Tue 17 Oct 2023 Status: Pending Consideration</p> <p>Demolition of existing conservatory and construction of a single storey rear extension, and elevational alterations <u>Woodside Romanhurst Avenue Shortlands Bromley BR2 0PF</u> Ref. No: 23/03904/FULL6 Received: Thu 12 Oct 2023 Validated: Thu 12 Oct 2023 Status: Pending Decision</p> <p>Single storey rear extension, extending beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.30m (42 Day Notification for Householder Permitted Development Prior approval). <u>101 Farnaby Road Bromley BR1 4BN</u> Ref. No: 23/03880/HHPA Received: Wed 11 Oct 2023 Validated: Wed 11 Oct 2023 Status: Prior Approval Required (Interim Status)</p>	<p>Comments</p> <p>Previous appn. refused. [DM check building]</p>

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<p>Garage conversion into habitable room, ground floor rear extension and elevational alterations to include replacement of all windows and doors. <u>8 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 23/03789/FULL6 Received: Thu 05 Oct 2023 Validated: Thu 05 Oct 2023 Status: Pending Consideration</p> <p>Loft conversion with front rooflights, rear and side dormers and elevational alterations. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>8 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 23/03788/PLUD Received: Thu 05 Oct 2023 Validated: Thu 05 Oct 2023 Status: Pending Consideration</p>	
APPEALS SUBMITTED & DECISIONS	
	Comments
<p><i>Appeals Lodged:</i> Demolition of existing dwelling and erection of part three/four storey block of 9 flats (4 no. 1 bedroom units and 5 no. two bedroom units), with provision of car parking, refuse and cycle storage and hard and soft landscaping. <u>8 Green Close Shortlands Bromley BR2 0HJ</u> Ref. No: 23/00208/S78 Received: Thu 26 Oct 2023 Status: Appeal Lodged</p> <p>Proposed upward extension and conversion of an existing garage building into a one bedroom dwellinghouse. <u>56 Shortlands Road Shortlands Bromley BR2 0JP</u> Ref. No: 23/00201/S78 Received: Tue 17 Oct 2023 Status: Appeal Lodged</p> <p><i>Appeals Decided:</i> Loft conversion incorporating an increase in roof height, three front dormers, three rear dormers, one side dormer and one side rooflight <u>2 Ravens Gate Mews Bromley BR2 0BY</u> Ref. No: 23/00041/S78 Received: Wed 01 Mar 2023 Status: Appeal Dismissed</p>	<p>Part of the Appeal decision: <i>The site is at the edge of a row of housing on Meadow Close and a mixed-use area including commercial and residential development on Beckenham Lane. The</i></p>

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	<i>appeal building is modern in appearance compared with other housing on the road, nonetheless it is of a relatively modest scale and its shallow pitched roof form is sympathetic to the character of the road. The proposed mansard roof form would involve an increase in height and a change in form that would appear unduly bulky, in comparison to surrounding properties. The mansard roof form would appear as an alien feature within the street, which comprises traditional properties with modest pitched roofs. The effect would be a harmful change to the character and appearance of the host dwelling, which would undermine the traditional character of this part of the Conservation Area.</i>
ENFORCEMENT	
	Comments
None relevant, but we are likely to join an objection re 18 Ravensbourne Ave.	.Discuss at meeting