

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

DECISIONS	Comments
<p>I CANNOT FIND ONLINE DETAILS OF THE JOHN LEWIS/WAITROSE APPROVAL AS SEEN IN THE PRESS</p> <p>Single storey rear extension, extending beyond the rear wall of the original house by 6m, for which the maximum height would be 3.55m, and for which the height of the eaves would be 2.82m (42 Day Notification for Householder Permitted Development Prior Approval) <u>59 Queen Anne Avenue Shortlands Bromley BR2 0SE</u> Ref. No: 24/02560/HHPA Received: Thu 04 Jul 2024 Validated: Thu 04 Jul 2024 Status: Prior Approval Required (Interim Status)</p> <p>Construction of a garden room. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>5 Tootswood Road Shortlands Bromley BR2 0PB</u> Ref. No: 24/02137/PLUD Received: Thu 06 Jun 2024 Validated: Fri 07 Jun 2024 Status: Proposed use/development is lawful</p> <p>Loft conversion with rear roof dormer and three front roof lights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>23 Farnaby Road Bromley BR1 4BL</u> Ref. No: 24/02094/PLUD Received: Tue 04 Jun 2024 Validated: Tue 04 Jun 2024 Status: Proposed use/development is lawful</p> <p>Loft conversion with rear dormer, new glazed windows and juliet balcony with two front roof lights. New enlarged window to first floor rear elevation with Juliet balcony and glass balustrade. <u>2 Martins Road Bromley BR2 0EF</u> Ref. No: 24/02024/FULL6 Received: Tue 28 May 2024 Validated: Tue 28 May 2024 Status: Application Refused</p> <p>Single storey rear extension LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>10 Druids Way Shortlands Bromley BR2 0NQ</u> Ref. No: 24/01971/PLUD Received: Thu 23 May 2024 Validated: Thu 23 May 2024 Status: Proposed use/development is lawful</p>	<p></p> <p></p> <p></p> <p><i>"The proposal, by reason of the excessive size of the rear dormer extension coupled with its design would be an uncharacteristic addition to the rear of the host property and wider streetscene which would be detrimental to the character and appearance of the area and would fail to preserve or enhance the character or appearance of the Shortlands Village Conservation Area, thereby contrary to Policies 6, 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan".</i></p>

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

Garage conversion to habitable space, rear single storey extension and elevational alterations.

11 Highfield Drive Shortlands Bromley BR2 0RX

Ref. No: 24/01935/FULL6 | Received: Tue 21 May 2024 | Validated: Tue 21 May 2024 | Status: Application Permitted

Demolition of existing conservatory and two storey rear extension with elevational alterations

39 Valley Road Shortlands Bromley BR2 0HB

Ref. No: 24/01916/FULL6 | Received: Mon 20 May 2024 | Validated: Thu 23 May 2024 | Status: Application Permitted

Demolition of garage and removal of chimney. Part one/two storey front, side and rear extension, driveway and boundary alterations and new rear patio.

94 Kingswood Avenue Shortlands Bromley BR2 0NP

Ref. No: 24/01848/FULL6 | Received: Tue 14 May 2024 | Validated: Tue 14 May 2024 | Status: Application Permitted

Retention of shop roller shutters.

87C Beckenham Lane Bromley BR2 0DN

Ref. No: 24/01839/FULL1 | Received: Fri 10 May 2024 | Validated: Mon 03 Jun 2024 | Status: Application Refused

Roof alterations to loft conversion (RETROSPECTIVE)

100 Ravensbourne Avenue Bromley BR2 0AX

Ref. No: 24/01753/FULL6 | Received: Tue 07 May 2024 | Validated: Tue 07 May 2024 | Status: Application Refused

“The proposed roller shutters design would be visually unsympathetic to the host building resulting in a commercial frontage design which would not complement the appearance of the host building, resulting in harm to the significance of the Locally Listed non-designated heritage asset, the Shortlands Conservation Area and would be detrimental to visual amenity and the street scene generally, contrary to Policies 37, 39, 41 and 101 of the Bromley Local Plan, Urban Design Guide SPD (Bromley), Policies D3 and HC1 of the London Plan and the NPPF”

NOTE: this was a retrospective application which was refused.

“The proposed development by reason of its bulky roof extension, large rear dormer and choice of materials would result in an incongruous and disproportionate addition to the existing building that would fail to

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

<p>Single Cypress in the front garden - Prune off four branches emanating from the lower stem to alleviate close proximity and shading to the building frontage and the flats looking out in that direction. SUBJECT TO TPO 1304 (1.8.1996)</p> <p><u>Green Court 27 Beckenham Grove Shortlands Bromley BR2 0XS</u> Ref. No: 24/01708/TPO Received: Fri 03 May 2024 Validated: Fri 03 May 2024 Status: Consent (e.g.tree works, haz subs)</p> <p>T9 Sycamore & T11 Bay Laurel - Fell to combat subsidence damage to Flats 1-8, 114 Shortlands Road, Bromley. <u>114 Shortlands Road Shortlands Bromley BR2 0JP</u> Ref. No: 24/01437/TREE Received: Mon 15 Apr 2024 Validated: Mon 15 Apr 2024 Status: Decision No objection</p> <p>Enclosing a porch and retention of the front door. (RETROSPECTIVE). <u>97 Ravensbourne Avenue Bromley BR2 0AU</u> Ref. No: 24/01221/FULL6 Received: Wed 27 Mar 2024 Validated: Thu 28 Mar 2024 Status: Application Permitted</p> <p>T4 Oak - Fell. SUBJECT TO TPO 573 (22.11.1988) <u>3C Church Road Shortlands Bromley BR2 0HP</u> Ref. No: 24/00852/TPO Received: Wed 06 Mar 2024 Validated: Wed 06 Mar 2024 Status: Application Refused</p>	<p><i>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>The result could be removal of the roof. Compare approval given re 97 Ravensbourne Ave., below. Inconsistent in my view.</p>
--	--

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

APPLICATIONS	
	Comments
<p>Conversion of upper floor ancillary office space into three self-contained flats, including a single-storey front extension and two storey rear extension along with associated alterations. <u>88 High Street Bromley BR1 1EY</u> Ref. No: 24/02748/FULL1 Received: Wed 17 Jul 2024 Validated: Fri 26 Jul 2024 Status: Pending Consideration</p>	<p>For information: This is behind Palace Amusements between Pret and Robert Dyas.</p>
<p>Demolition of outbuilding, construction of single storey rear extension including raised step, single storey side extension including raised step and elevational alterations. <u>82 Kingswood Avenue Shortlands Bromley BR2 0NP</u> Ref. No: 24/02884/FULL6 Received: Mon 29 Jul 2024 Validated: Mon 29 Jul 2024 Status: Pending Consideration</p>	
<p>Demolition of garden shed proposed garden outbuilding. (Lawful Development Certificate Proposed) <u>82 Kingswood Avenue Shortlands Bromley BR2 0NP</u> Ref. No: 24/02883/PLUD Received: Mon 29 Jul 2024 Validated: Mon 29 Jul 2024 Status: Pending Consideration</p>	
<p>T7 Oak tree - Reduce canopy by 3-4m and remove major dead wood. SUBJECT TO TPO 989 (15.11.1993) <u>11 Foxes Dale Shortlands Bromley BR2 0JS</u> Ref. No: 24/02942/TPO Received: Fri 26 Jul 2024 Validated: Fri 26 Jul 2024 Status: Pending Consideration</p>	
<p>Details submitted to comply with the requirements of the following conditions relating to planning permission 24/01258/FULL1: Condition 5 - Boundary Planting Details. <u>Pumping Station Valley Road Shortlands Bromley BR2 0HB</u> Ref. No: 24/01258/CONDIT Received: Fri 26 Jul 2024 Validated: Fri 26 Jul 2024 Status: Pending Consideration</p>	
<p>Single storey rear extension, extending beyond the rear wall of the original house by 6.40m, for which the maximum height would be 3.47m, and for which the height of the eaves would be 3.24m (42 Day Notification for Householder Permitted Development Prior Approval) <u>80 Scotts Lane Shortlands Bromley BR2 0LX</u> Ref. No: 24/02833/HHPA Received: Tue 23 Jul 2024 Validated: Tue 23 Jul 2024 Status: Pending Consideration</p>	
<p>Ash (T1 & T2) - Reduce height by 3m from 13m to 10m. Reduce lateral spread by 3m from 10m to 7m. Willow</p>	

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

<p>(T3, T4 & T5) - Reduce lateral spread on western laterals by 3m from 9m to 6m. No reduction of the height. Sycamore (T6 & T7) - Reduce lateral spread on lower western laterals by 3m from 9m to 6m. No reduction of the height. Willow (T8) - Reduce height by 5m from 13m to 8m. Reduce lateral spread by 6m from 10m to 4m. <u>Shortlands Golf Club Meadow Road Bromley BR2 0DX</u> Ref. No: 24/02738/TREE Received: Wed 17 Jul 2024 Validated: Wed 17 Jul 2024 Status: Pending Consideration</p> <p>Removal of chimney, single storey rear extension, garage conversion, loft conversion with raise of ridge height, rear dormer, Juliet balcony, front and side rooflights, solar panels to side, new front boundary gates and hedgerow behind existing boundary wall and elevational alterations. <u>7 Den Road Shortlands Bromley BR2 0NH</u> Ref. No: 24/02673/FULL6 Received: Fri 12 Jul 2024 Validated: Fri 12 Jul 2024 Status: Pending Consideration</p> <p>Installation of post-mounted sign board to identify premises. <u>89 Shortlands Road Shortlands Bromley BR2 0JL</u> Ref. No: 24/02623/ADV Received: Wed 10 Jul 2024 Validated: Wed 17 Jul 2024 Status: Pending Consideration</p> <p>Extension and modification of the existing garage/storage building. <u>Land And Garages Adjacent Warwick Court Park Hill Road Shortlands Bromley</u> Ref. No: 24/02591/FULL1 Received: Mon 08 Jul 2024 Validated: Thu 18 Jul 2024 Status: Pending Consideration</p> <p>Single storey rear extension and elevational alterations. <u>35 Shortlands Gardens Bromley BR2 0EA</u> Ref. No: 24/02564/FULL6 Received: Fri 05 Jul 2024 Validated: Tue 09 Jul 2024 Status: Pending Consideration</p> <p>Loft conversion with rear dormer juliet balcony and front rooflights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>59 Queen Anne Avenue Shortlands Bromley BR2 0SE</u> Ref. No: 24/02561/PLUD Received: Fri 05 Jul 2024 Validated: Fri 05 Jul 2024 Status: Pending Consideration</p>	<p>I have looked at this application with MR who will discuss with neighbours.</p> <p>Forward extension of two garages by upto 4 m. No additional height. At the bottom of my road. I don't have a view, let's see if we are contacted.</p> <p>This is a wrap around rear and side extension. One forceful objection from neighbour at 33. "Out of character with other buildings in the terrace and a similar application refused earlier this year". We do occasionally get asked to support objections in this area- no contact so far.</p>
---	--

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 July 2024

APPEALS SUBMITTED & DECISIONS	
<p><i>Appeals Decided:</i> Loft conversion with dormer to the rear roof slope <u>35 Recreation Road Bromley BR2 0DY</u> Ref. No: 24/00017/S78 Received: Thu 01 Feb 2024 Status: Appeal Dismissed</p> <p><i>Appeals submitted:</i> Alterations to front porch. Single storey side/rear extension with 3x light lanterns. New exterior fencing/wall to front and side elevations. <u>80 Scotts Lane Shortlands Bromley BR2 0LX</u> Ref. No: 24/00123/S78 Received: Wed 10 Jul 2024 Status: Appeal Lodged</p>	<p>Comments</p> <p>Original application dismissed on grounds of over development-but see also new application above.</p>
ENFORCEMENT	
None relevant	.