



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Address

Number	101
Postcode	
Property name	
Address line 1	Old Farm Avenue
Address line 2	
Address line 3	
Town/city	Sidcup
Postcode	DA15 8AJ

Description of site location must be completed if postcode is not known:

Postcode (x)	545779
Postcode (y)	172832

Description

Applicant Details

Mr	
First name	L
Address name	Beaumont
Company name	
Address line 1	101 Old Farm Avenue
Address line 2	
Address line 3	
Town/city	London
Postcode	

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Number

Email address

Agent Details

Mr.

First name

Last name

Company name

Address line 1

Address line 2

Address line 3

Postcode/city

Country

Postcode

Primary number

Secondary number

Number

Email

Site Area

What is the measurement of the site area? (Enter numeric characters only)

Unit

Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	101
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Public/Private Ownership

What is the current ownership status of the site?

Public Private Mixed

Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description above.

Small scale land development proposing a 3B5P Bungalow
Access road to the side of property
Minor alterations of property 101

Has the work or change of use already started?

Yes No

Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

If the proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Ground floor only of existing house.
North and west elevations of existing house.
Small scale development of rear garden of existing house.

Does the proposal include affordable housing, has a Registered Social Landlord (RSL) been confirmed?

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	1
Maximum height (Metres)	3.9
Number of storeys	1

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Estimated cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

Do the proposed development qualify for the vacant building credit?

Yes No

Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

base Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
ntire Development	January	2022	September	2022

Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

Existing Use

Please describe the current use of the site

Used rear garden to property 101, Old Farm Avenue

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Is the site known to be contaminated?

Yes No

Is there where contamination is suspected for all or part of the site?

Yes No

Is the proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where appropriate. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
3 - Dwellinghouses	118	0	207
Total	118	0	207

Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material).

Materials

Description of existing materials and finishes (optional):

Brick and render with some tile hanging

Description of proposed materials and finishes:

Brick to match existing surrounding development

Roof

Description of existing materials and finishes (optional):

Clay tiles

Description of proposed materials and finishes:

Green roof construction (sedum/ wildflower)

Windows

Description of existing materials and finishes (optional):

PVC

Description of proposed materials and finishes:

Aluminium frame windows

Doors

Description of existing materials and finishes (optional):

Composite PVC

Description of proposed materials and finishes:

Aluminium

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Timber fencing

Description of proposed materials and finishes:

Timber fencing and planting

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Asphalt

Description of proposed materials and finishes:

Permeable Paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

D-101OFR - Planning - DAS (pg. 18)

Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new or altered vehicular access proposed to or from the public highway?

Yes No

Are there any new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

D-101OFR-Planning-GA-01

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

If Yes, please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
cycle Spaces	0	2	2
residential only off-street parking	2	2	0

Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

As to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its site what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

Protected and priority species:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Designated sites, important habitats or other biodiversity features:

/es, on the development site
/es, on land adjacent to or near the proposed development
No

Features of geological conservation importance:

/es, on the development site
/es, on land adjacent to or near the proposed development
No

Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Please use 'Add' details for each area of open space that is being lost, gained or having its use changed using the button below. You will need to complete all the details in the popup box.

Loss/Gain/Change	Open Space Designation	Open Space Type	Area	Units	Access Type	Description	Will Land Swap apply
Loss	Not Designated	Amenity	105	Sq. metres	Restricted	Reduction of rear garden	No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

1

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

1.00

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller sites/plots or houseboat moorings that this proposal seeks to add or remove

Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild

Provision for older people
Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for recycling, food waste and residual waste? Yes No

Utilities

Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out? Yes No

Environmental Impacts

Community energy

Does the proposal provide any on-site community-owned energy generation? Yes No

Heat pumps

Does the proposal provide any heat pumps? Yes No

Solar energy

Does the proposal include solar energy of any kind? Yes No

ative cooling units

number of proposed residential units with
ative cooling

0

missions

Maximum total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions
(Kilograms)

0.00

Greenhouse gas emission reductions

Will the on-site Greenhouse gas emission reductions be at least 35% above those set out in Part L of Building Regulations?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added
(square metres)

88.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.30

Residential units with electrical heating

Number of proposed residential units with
electrical heating

0

Demolition/Recycled materials

Percentage of demolition/construction material
reused/recycled

0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

Hours of Opening

Hours of Opening relevant to this proposal?

Yes No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

assistance or prior advice been sought from the local authority about this application?

Yes No

Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Applicant name:

Mr
20/03085/PREAPP

(Must be pre-application submission)

01/2021

Details of the pre-application advice received

Paragraph 12 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning process should achieve. Decisions should ensure that development will add to the quality of the area, be visually attractive and be sympathetic to local character and history. Permission should not be refused for development of poor design.

London Plan Policy D3, D5 and D8 state new development should enhance local context by their layout, orientation, scale, appearance and shape. It should provide legible entrances to buildings, clearly defined public and private environments, achieve safe and inclusive environments, provide active frontages, and contribute towards the local character and be of high quality.

The proposal is supported by Core Strategy Policy CS01 and saved UDP Policies H3, H8 and ENV39.

The application property is a sizable, semi-detached, single-family dwelling set within a particularly deep, rectangular plot of land with a large rear garden. The surrounding urban grain has a particularly uniform appearance, and the character of Old Farm Avenue is of large, chalet style, semi-detached houses, set back from a tree lined street, within good sized plots of land. The result is a neighbourhood with a quiet, spacious, relatively leafy, suburban feel to it. The property sits immediately to the east of a public footpath, which runs north-south parallel to the length of the site and provides access to a footbridge over railway lines to the south, and access to what used to be Old Farm Park (Old Farm Park is currently under development as part of works to construct 30 x 5000 sqm houses and two large apartment blocks via 17/00577/OUTM).

The proposal is to build three bungalows and a two-storey house within the rear garden of the application property. The proposal is considered and visually acceptable as not an overdevelopment.

The surrounding houses along Old Farm Avenue all possess relatively deep rear gardens that run north to south. The construction of four properties in one garden – even one which is as long as the application one – is completely out of character with the pattern of development within the area and a clear overdevelopment of the site.

The Local Planning Authority are not necessarily against backland development, however they must comply with UDP Policy H8 (see above) and most importantly it needs to be reflective of the layout, grain and form of the development in the locality. Whilst Officers acknowledge that there are some backland developments within the area they are all substantially different from what is being proposed here. In particular, they are almost always for one new dwelling unit, which are located in the far end of the garden of corner properties, ensuring that the new dwelling faces onto, and has direct access to, the road.

Authority Employee/Member

In respect to the Authority, is the applicant and/or agent one of the following:

- member of staff
- elected member
- related to a member of staff
- related to an elected member

an important principle of decision-making that the process is open and transparent.

Yes No

In the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

any of the above statements apply?

Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate Article 14

The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Signature role

The applicant
The agent

Mr

Dean

Kirby

Declaration date
(DD/MM/YYYY)

13/04/2021

Declaration made

Declaration

I/We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-
dated)

13/04/2021
