

**Application No : 10/00436/FULL6**

**Ward:  
Bromley Common And  
Keston**

**Address : Badgers Leafy Grove Keston BR2 6AH**

**OS Grid Ref: E: 541234 N: 164323**

**Applicant : Mr Pettyfer**

**Objections : YES**

**Description of Development:**

Part one/two storey side/rear extension, roof alterations incorporating dormer extensions to provide accommodation in roof space and formation of access onto Leafy Grove

Key designations:

Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

This application is to be determined by Committee due to the large number of objections which have been received.

The application site is a detached two storey dwellinghouse located on the south-west side of Leafy Grove. The site is within an area of Archaeological Significance and adjacent to the Green Belt. The surrounding area appears to have been developed gradually over the last two centuries, incorporating detached houses of various architectural styles and sizes, incoherently positioned in their plots, with no consistent building line, displaying characteristics from various eras.

The site originally appeared to be linked to the neighbouring Fieldhead House which is a larger detached dwelling to the north west of Badgers. The two houses are now part of separate sites, however, they still share an access from Leafy Grove.

The main access into Badgers is located on the south west elevation facing into the rear garden. In the application the applicants have referred to this as the 'front elevation'. The house is positioned directly adjacent to the boundary with Leafy Grove and due to the site levels only the roof is visible within the street scene. The Leafy Grove elevation is described as the 'rear elevation'.

The proposal involves the following:

- A part one/two storey side/rear extension to the north-west elevation and south-west elevations;
- Roof alterations incorporating 2 dormer extensions facing Leafy Grove;
- 3 roof lights facing the rear of the site (labelled as the front on the accompanying documents);
- An increase the roof height by approximately 0.7m to provide second storey accommodation in the roof space; and
- A new pedestrian entrance onto Leafy Grove.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and a number of objections have been received. The main points are summarised below:

- danger of front door being too close to road and no pavements.
- large tree will have to be removed (Horse Chestnut).
- proposed roof line to go up affecting light and vista.
- external appearance facing road not sympathetic or symmetrical.
- major works and disruption with heavy vehicles and damage to road.
- every property in Leafy Grove is different however; all improvements should be sympathetic with the age and style of building.
- anxious that any extension is sympathetic to surrounding neighbours
- anxious that it does not set a precedent for overdevelopment that is harmful to the spatial standards and character of the area.
- history of subsidence in Leafy Grove – complexity of build will cause concern for neighbours.
- raising of existing ridgeline is a relatively modest change however it has an impact upon the properties opposite, including Timbers.
- overall additional 600mm increase is not an essential element of the design.
- treatment of the elevational changes facing Leafy Grove seems unsympathetic and inappropriate.
- no symmetry in design.
- more attractive and traditional design for the dormer could be repeated on the left side instead of the roof lights.
- new entrance door and two horizontal slit windows make no concession to age and style of building.
- the proposed plans together with the works already implemented represent a gross overdevelopment of the property.
- excessive bulk from increased ridgeline length and height.
- closer proximity of building and massive increase in overlooking from additional first floor windows in the front elevation and 3 large second floor windows serving additional accommodation.
- new windows proposed on side facing property are just 1 metre from boundary and if not obscurely glazed are a gross invasion of amenity.
- disproportionably large in relation to plot and pattern of development in street.

- cramped form of development.
- badgers occupiers a higher elevation than Fieldhead House.
- both side and rear elevations will provide overlooking.
- whilst use of two balanced dormer windows is an improvement, the design remains unsympathetic to style of building.
- lead cladding is out of keeping.
- development will affect view from neighbouring site.
- will involve chopping down an old Horse Chestnut tree.

Several letters of support for the application have also been received. These can be summarised as follows:

- positive aspect to area is that each house is different.
- plans for Badgers would enhance the external appearance of the house.
- having a front entrance would be beneficial for safety reasons and for visual amenities of street scene.
- proposed development is within reason and within the range of size of adjoining properties.
- fully support proposed plans.
- will enhance look of Leafy Grove and Badgers.
- other properties nearby have been altered significantly.
- plans are totally in keeping with surroundings.

English Heritage was consulted regarding the potential archaeological implications arising from the proposed development. In this instance, it does not appear that any potential archaeological resource would be impacted and, consequently, any requirement for an archaeological assessment can be waived.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
 BE16 Ancient Monuments and Archaeology  
 G6 Land adjoining Green Belt  
 H8 Residential Extensions  
 H9 Side Space  
 NE7 Development and Trees

With regard to the impact on trees, there are reservations about the impact of the proposal on the mature Horse Chestnut tree in the front garden of the adjoining property.

### **Planning History**

99/00331L - First floor side extension PERMISSION GRANTED

03/00337 - Single storey rear extension for conservatory PERMISISON GRANTED

06/03211 - Side and rear boundary fences and raising of levels at rear (RETROSPECTIVE APPLICATION) REFUSED

07/03565 - Part one/ two storey side/rear extension PERMISISON GRANTED

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the impact it would have on the openness of the adjacent Green Belt, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposal differs significantly from the previous application. Namely:

- the ground floor side extension is wider;
- there is a side extension proposed at first floor;
- the first floor rear extension extends across the full width of the existing building;
- the roof height and overall volume is to be increased;
- the proposed gable (facing the rear of the site) has been omitted and replaced with rooflights;
- the Leafy Grove elevation was, previously, not to be altered.

In terms of visual impact and impact on the character of area, the area is unique in that no one house in this road is identical. The requirements of Policies BE1 and H8 for development proposals to be compatible with development in the surrounding area can therefore be treated with a more flexible approach in this instance, although the impact on the host building and on the amenities of the occupiers of neighbouring buildings are still important considerations.

The bulk of the existing building is located below the level of the highway and from the street the roof is the main feature which can be seen. The alterations proposed to the Leafy Grove elevation include two roof dormers, an overall increase in the roof height and levelling-off the main ridge height (as per the previously approved application), as well as the introduction of a pedestrian access. On the one hand, whilst these changes represent a significant deviation from the appearance of the existing dwelling and would result in a more prominent front elevation in the street scene, it is not considered that this would be detrimental to or discordant with the host building. Furthermore, given the diversity of houses in this road and their positioning within their plots, these front elevational changes are unlikely to appear unduly harmful to the visual amenities of the street scene.

In terms of the other alterations, these would involve modest extensions out to the side and the rear and an infilling of the existing 'L-shaped' design. A 1.3m side space would be retained to the flank boundary of the site. Overall the scale of the proposal may therefore be considered sympathetic to the host dwelling in that the extensions would not appear to dominate it, or significantly alter its footprint. Furthermore, as the extensions would encroach no closer towards the Green Belt land than other development in the locality, there would be no significant impact on the character or openness of the adjacent Green Belt.

In terms of the impact on neighbours, it is noted that the positioning of dwelling in this locale of Leafy Grove is fairly unique in that both Foxbush and Badgers are located close to the highway boundary whereas Fieldhead House and Lowlands are set back approximately 18m and 29m respectively from the highway boundary. The staggered formation of the dwellings means that any alterations to the rear of Badgers will generally be more sensitive. This said, however, it is considered that the size and scale of the extension proposed, which will maintain a distance of approximately 10 metres to Fieldhead House, coupled with the removal of the rearward facing dormers from the scheme, as well as the introduction of obscure glazing to all first and second floor windows on the north-west elevation, will ensure that no significant impact on the amenities of the occupiers of Fieldhead House or Lowlands will occur.

There have been concerns raised over the impact of the development on the mature Horse Chestnut tree adjacent to the boundary of the site. As a result the scheme has been amended so that the proposed extension will not involve building a new retaining wall beside the existing steps leading down from Leafy Grove. Whilst there are still concerns that the extension will result in pressure for the overhanging branches to be cut back or removed, the tree does not have a TPO and, given the attempts already made to mitigate the impact on the tree, on balance, the proposal is considered acceptable from a tree perspective.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

as amended by documents received on 26.04.2010 17.05.2010

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |                                   |
|---|--------|--|-----------------------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |                                   |
|   | ACA01R | A01 Reason 3 years                       |                                   |
| 2 | ACC04  | Matching materials                       |                                   |
|   | ACC04R | Reason C04                               |                                   |
| 3 | ACI10  | Side space (1 insert)                    | 1.3metres north-west              |
|   | ACI10R | Reason I10                               |                                   |
| 4 | ACI12  | Obscure glazing (1 insert)               | in the north-west flank elevation |
|   | ACI12R | I12 reason (1 insert)                    | BE1                               |
| 5 | AJ02B  | Justification UNIQUE reason OTHER apps   |                                   |

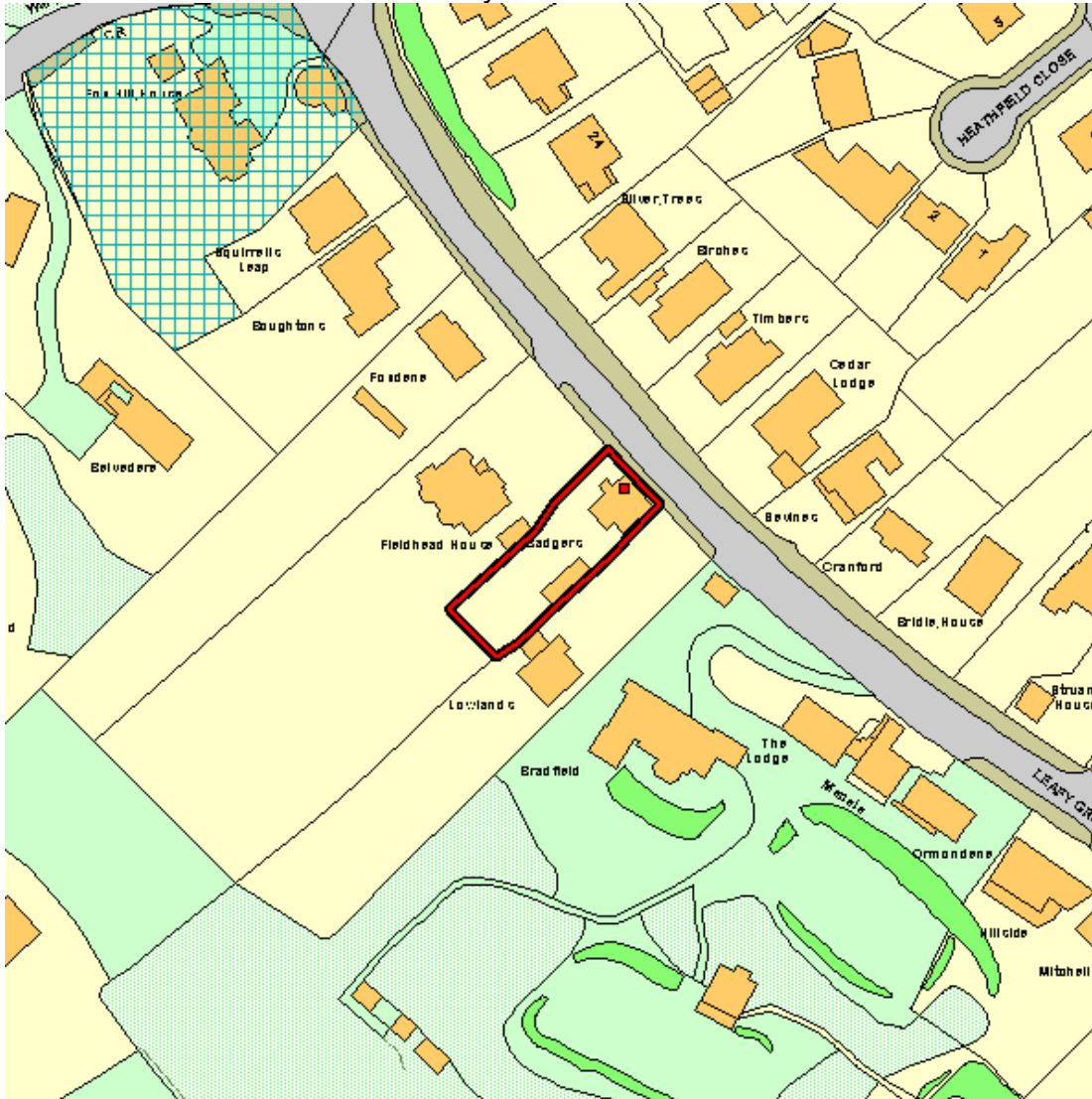
Policies (UDP)

- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- G6 Land adjoining Green Belt
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and Trees

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