

SECTION '2' – Applications meriting special consideration

Application No : 12/02650/FULL6

Ward:
Bickley

Address : 107 Plaistow Lane Bromley BR1 3AR

OS Grid Ref: E: 541498 N: 169535

Applicant : Mr Andrew Xenii

Objections : YES

Description of Development:

Increase in roof height, part one/two storey side/rear extension with accommodation in roofspace and balcony to rear, creation of lower ground floor level, single storey front/side extensions, single storey side extensions; raised terrace, landscaping and steps to rear, replacement chimney and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Locally Listed Building

Proposal

The application property is a vacant Arts and Crafts style two storey detached Local Listed Building built in 1902 to designs by Ernest Newton.

The area is primarily residential in nature characterised by detached dwellings of varying sizes and architectural styles. Part of the application site to the rear is located within the Sundridge Avenue Conservation Area, which is an Arts and Crafts era suburban development.

English Heritage had recently considered whether to add No. 107 Plaistow Lane to the List of Buildings of Special Architectural or Historic Interest. Having undertaken an assessment of the building and having made a recommendation to the Minister for Tourism and Heritage, it was decided not to add 107 Plaistow Lane to the List of Buildings of Special Architectural or Historic Interest.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- concerns as contrary to comments within supporting letter that (the applicant) “has spoken to No. 5 Sundridge Avenue and has their full support” this is not the case.
- although supporting statement states “No. 5 Sundridge Avenue is not affected being 47m away” the large development is on a higher ground level than No. 5 and will dominate garden of this property given close proximity to boundary.
- concerns relating to noise from bowling alley which runs along boundary with No. 5.
- proposal overly ambitious and resembles ‘a hotel’.
- current owners demolished interior of house and removed chimneys prior to English Heritage viewing the property.
- following the clearing of the garden including removal of every tree due to elevated position of property appeared to dominate surrounding properties.

The Sundridge Residents’ Association have discussed the development with the applicant over a period of time and are generally in support of the proposal which would ensure the preservation of this unusual Ernest Newton property together with its remaining curtilage. Various design concerns have been addressed however, minor reservation remains as to enclosed glazed former veranda to front right side of building which is proposed to be enlarged and incorporated into the living room. This is likely to be visible from road and seems excessive in scale and out of keeping with the character of the original host building. Pleased to note that original character chimneys will be replaced/introduced as these are an important element of Newton’s designs. Therefore, overall effect of extensions predominately away from the frontage should not adversely affect streetscene or visual amenity within the Conservation Area.

Comments from Consultees

Any comment received from the Advisory Panel for Conservation Areas shall be reported verbally.

From a heritage perspective the existing house was designed by Ernest Newton in 1902. It is a good example of the Arts and Crafts style but when considered for statutory listing it was not judged by English Heritage to be of the same standard as some other of his work. The proposals to extend are very deep although the projection into the garden has been partially submerged. The design and materials proposed for the extension echo that of the existing building but it is nonetheless very large and could not be said to be subservient to the host dwelling.

Planning Considerations

The proposal falls to be considered primarily with regard to the following Unitary Development Plan (UDP) policies:

BE1 Design of New Development

BE10 Locally Listed Buildings
BE11 Conservation Areas
H8 Residential Extensions
H9 Sidespace
T3 Parking

Supplementary Planning Guidance (SPG) 1 General Design Principles
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance
Supplementary Planning Guidance (SPG) Locally Listed Buildings in Bromley
Supplementary Planning Guidance (SPG) Sundridge Park Conservation Area

London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

Planning History

There is no recent planning history pertaining to this site.

Conclusions

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

Given the application site is a locally listed building, Policy BE10 is a key consideration in the determination of this application, it states:

“A proposal to alter, extend or for the change of use of a locally listed building will be permitted provided that:

- (i) it will be sympathetic to the character, appearance and special local interest of the building, and;
- (ii) will respect its setting”.

The proposed extensions would be of traditional design replicating the existing gable features and historic elements of the host dwelling. The proposed two storey rear extension with accommodation in the roofspace is of a considerable scale and would project 10.2m beyond the existing dwelling. While this would be partially screened from view by the existing dwelling and set back a considerable distance from the highway and as such would not be highly visible in the streetscene this would result in a substantial increase in scale which would not be subservient to the host dwelling.

Given the substantial scale of the proposed extension concerns are raised that the proposal would not be sympathetic to the character of the Locally Listed Building. Although existing elements such as the gable features and bays would be replicated within the eastern elevation (annotated on the plans as southern elevation) of the proposed extension this would still result in a significant increase of approximately 64% in terms of the depth of the existing building (the extension being 10.2m in depth compared to the existing main dwellinghouse of 16.7m in

depth). This is not considered to respect the scale of the host dwelling and is thereby considered to be contrary to Policy BE10.

The boundary with No. 5 is considered to be open in nature at present and it is considered that due to the excessive depth of the proposal which would be sited within 1.5m distance of the boundary with this property it would appear overly dominant and imposing when viewed from No. 5 and may result in a loss of prospect for this property. Although this property is located approximately 40m distance from the rear elevation of No. 5, the application site is located on a higher ground level than this property which exacerbates the visual impact for No. 5.

The proposal would also include the creation of a lower ground floor level would be partially sunken within the garden with terrace above. This would project a maximum of 8m beyond the flank elevation of the host dwelling and given that this would be largely screened from view is not considered to significantly impact upon the visual amenities of the host dwelling.

In terms of the impact on the residential amenity of neighbouring properties although a balcony is proposed to be constructed on the rear elevation, the plans submitted indicate that this would be enclosed with a solid wall to a height of approximately 1.7m, which is considered to overcome concerns in relation to loss of privacy and sense of overlooking for neighbouring properties. A window is proposed to be located in the first floor rear elevation which would be the sole form of fenestration for a bedroom and which would face towards the rear garden of No. 5. This is not indicated to be obscure glazed and as such may result in a degree of overlooking for the rear garden of No. 5.

The proposed raised terrace would project a maximum of 7m beyond the flank elevation of the proposed extension and would be located a minimum of approximately 1.6m above ground level within 1.2m of the boundary with No. 5. As previously stated the boundary with this property is relatively open at present and as such it is considered that the raised terrace would result in a loss of privacy and sense of overlooking for the rear garden of No. 5.

As previously stated the substantial two storey rear extension would be approximately 10.2m in depth and would be set back approximately 4.1m from the boundary with No. 105. This property is located on a higher ground level than the application site and the proposed two storey rear extension would project approximately 3.8m beyond the rear elevation of No. 105. Given the relationship between these properties the proposal is not anticipated to result in a significant impact in terms of loss of light for No. 105 to such an extent as to warrant refusal.

Having had regard to the above it is considered that due to the excessive depth of the proposed two storey rear extension with accommodation in the roofspace this would fail to be subservient to the host dwelling and would detrimentally affect the character and appearance of this Locally Listed Building. Due to its scale and proximity to the boundary with No. 5 Sundridge Avenue the proposed two storey rear extension would appear overly dominant when viewed from No. 5 which would result in a loss of prospect for this property. In addition, the proposed raised terrace

which would be constructed significantly above the garden of No. 5 is considered to result in overlooking and loss of privacy for this property.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02650, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension by reason of its excessive rearwards projection would be detrimental to the character and scale of the host dwelling, a Locally Listed Building, and would appear overly dominant when viewed from No. 5 Sundridge Avenue, and is thereby contrary to Policies BE1, H8 and BE10 of the Unitary Development Plan
- 2 The proposed raised terrace would by reason of its depth, projection above ground level, and close proximity to the boundary with No. 5 Sundridge Avenue, result in a detrimental impact on the residential amenities of this property by reason of loss of privacy and sense of overlooking, contrary to Policy BE1 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

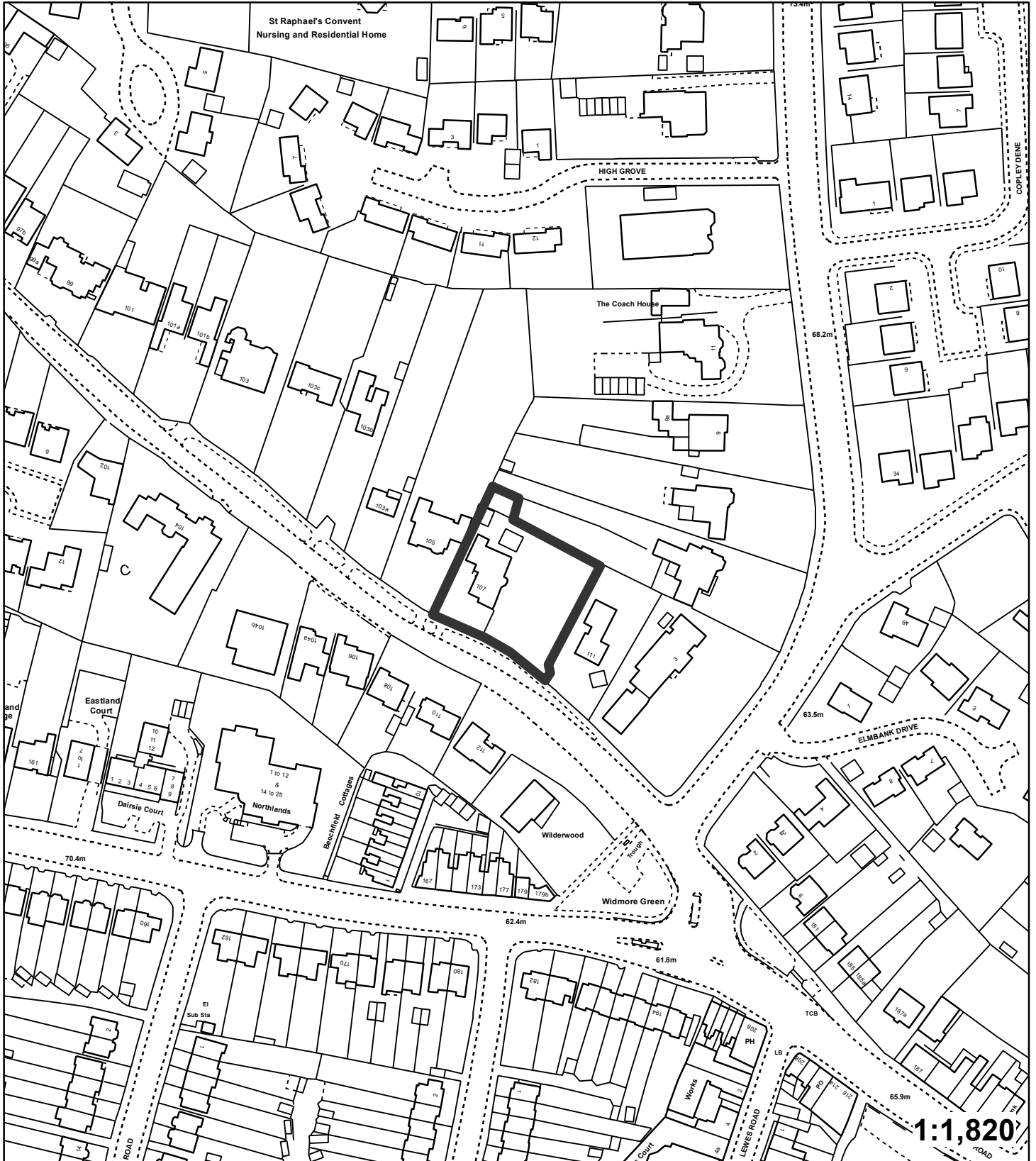
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:12/02650/FULL6

Address: 107 Plaistow Lane Bromley BR1 3AR

Proposal: Increase in roof height, part one/two storey side/rear extension with accommodation in roofspace and balcony to rear, creation of lower ground floor level, single storey front/side extensions, single storey side extensions; raised terrace, landscaping and steps to rear, replacement



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"