

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 13/02568/FULL1

**Ward:**  
**Plaistow And Sundridge**

**Address :** 10 Aldermay Road Bromley BR1 3PH

**OS Grid Ref:** E: 540285 N: 169864

**Applicant :** Mr J Barker

**Objections :** YES

**Description of Development:**

Hip to gable loft extension, insertion of rear dormer windows and conversion of loft space to increase size of existing fourth unit from 1 bedroom to 2 bedroom flat (4 units in total)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Bromley Town Centre Area Buffer 200m  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency

**Proposal**

A side roof extension and rear dormer are proposed together with the conversion of the loft space to increase the size of the fourth flat into the loft space. The total number of flats would remain at 4.

The applicant contends that the application property is currently laid out as 4 flats as follows:

1 flat on the main ground floor, 2 units within the first floor and 1 unit utilising both the ground and first to the rear. The proposal is to extend one of the flats on the first floor into the loft space to become a 2 bedroom unit

No changes are proposed to existing parking provision.

**Location**

The application property is located on a pleasant residential street within walking distance of Bromley Town Centre. The road is made up of mainly semi-detached period properties, the vast majority of which remain as single dwelling

houses. The road is not within a Conservation Area or Area of Special residential Character (ASRC).

The application property is a large semi-detached Edwardian property which has retained many of the original detailing architectural detailing, to the rear the garden extends to approx. 20m in depth.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- Aldermary Road is relatively unspoilt road of Edwardian houses which are intended to be family homes the new development would create and would be out of character
- the proposed gable end will result in the roof line not matching the others in the road.
- proposal will set an undesirable precedent
- Aldermary Road is one of the more architecturally interesting roads in the borough, the Council should be encouraging owners to maintain properties as close to original as possible

### **Comments from Consultees**

Environmental Health (Housing) has provided comments on all of the flats within the property, unit 4 relates to the unit which will be extended.

#### **External Recreational Space - 3 Bedroom Unit 4**

It is reasonable to assume a dwelling with two or more bedrooms will be occupied by a family with children.

It is unclear as to whether or not the occupants of this flat will have access to external recreational space, which the rear garden could provide.

Hazard:11 Crowding and Space (j) Lack of safely fenced or guarded recreational space, readily visible from within the property.

#### **Natural Ventilation - Bedroom 2 Unit 1**

External doors are not included when calculating the natural ventilation provision for a room. Unlike an external window an external door cannot be left open to provide natural ventilation without compromising the security of a property. In winter time leaving it open would also allow excessive heat loss. In summer time leaving it closed would prevent natural ventilation which may result in excessive heat gain in the room.

The only apparent means of natural ventilation to this room would appear to be the external French doors. This will present a conflict between providing natural ventilation to the room and adequate security.

Hazard: 2 Excess Cold (h) Amount of ventilation: inadequate, excessive, or inappropriate provision for thorough ventilation.

Hazard: 3 Excess Heat (d) Ventilation provision: lack of natural ventilation to living accommodation.

Hazard: 12 Entry by Intruders (f) doors and windows.

Natural Light - Bedroom Unit 2 (approximate floor area 13m<sup>2</sup>)

The glazed area of window to the bedroom is approximately 0.45m<sup>2</sup>. The requirement is 1.3m<sup>2</sup> or which 0.65m<sup>2</sup> should be openable. The window does not provide adequate natural light to the room.

Hazard: 13 Lighting (b) Inappropriate size, shape and or position of windows preventing reasonable penetration of daylight into the room.

Means of Escape in the Event of a Fire - Unit 2

The means of escape in the event of fire from the first floor bedroom is through the ground floor living area, which is a high risk room and, therefore, not desirable.

Hazard: 24 Fire outcome (b) Inadequate means of escape.

Highways

The site is within a high (5) PTAL area. The site is within the inner area of the Bromley Town Centre controlled parking zone where there is very limited all-day parking available. I would have no objection to the principle of a car free development. However, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

## **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  
H8 Residential Extensions  
H11 Residential Conversions  
T3 Parking

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 2012

## **Planning History**

Under planning ref. 87/00006, planning permission was refused for conversion into 4 one bedroom flats and a one bedroom house.

Under planning ref. 87/01819, planning permission was refused for conversion into 3 one bedroom and 1 two bedroom flats.

Under planning ref. 87/02676, planning permission was refused for conversion into 4 self contained flats.

A subsequent appeal was allowed. In allowing the appeal the Inspector concluded as follows:

" I have taken careful note that at both the application and appeal stage numerous local residents expressed concern about the possible erosion, as they saw it, of the character of the area by such a conversion, and the precedent thereby set. I understand the nature of their concern , but, at the same time , I have, in my view, to take account of the fact, from the Council's representations, that the policy of the planning authority , as set out in the approved borough plan, is to increase the quantity and choice of housing within the Borough, subject to the proviso that the quality of the residential environment should be enhanced... The house under appeal , which formerly has as a single unit some 5/6 bedrooms, would seem to me in principle , capable of being converted in a number of ways . The proposal which would make it suitable for 4 separate dwelling units would not necessarily mean that there would be any more intensive occupation than had pertained at some time in the past. [para 4]

In this case I do not find that that any interests would clearly be harmed by the proposed conversion, which presents some positive advantages in providing for housing needs recognised in the Bromley Plan. I accept that the use of the house in the manner proposed would be different from that of the predominant pattern of development in the vicinity but consider that a limited amount of variation is acceptable , given the size and the position of the property." [para.5]

Under planning ref. 88/00764, planning permission was also granted for conversion in to 3 self-contained units. The Decision Notice was issued on the same day as the Inspectors Decision Letter quoted above. Perusal of the Building Control records provides clarification that it was the conversion of the property in the 4 units that was implemented and completed on 7 June 1988.

## **Conclusions**

The current approved use of the property as 4 self-contained flats should therefore be a material planning consideration in the assessment of the current planning application which seeks to extend the number of bedrooms in the fourth unit from one to three.

The side roof extension from a hip end to form a gable end would in most instances result in the semi's having an unbalanced appearance. However, an application is currently under consideration for the adjoining half of the semi to be extended in the same way, there are also examples of semi-detached

pairs on the opposite side of the road that have gable end roof treatments. The extent of the roof extensions are similar in appearance to what would be permissible under permitted development rights for single dwellings houses rights that would be afforded to the majority of the dwellings within the road.

From a strategic policy perspective the borough plan has long since been superseded following permission being allowed [for 4 units] on appeal. however, it remains the case that the housing policies seek to ensure that the Boroughs larger, older properties are used efficiently in order that conversions can make a contribution towards housing supply whilst retaining established character which can be eroded through redevelopment.

In this instance it is considered that the additional bedroom created would not alter the intensity to which the property is being used to such a degree to warrant refusal on a residential amenity basis. Comments from Environmental Health Housing cover the entire property, however no changes are proposed to layout of 3 out of 4 of the existing approved units

Those comments relating to the new accommodation are restricted to whether the unit would have access to outside amenity space. The applicants agent has advised that access to the rear garden is for the sole use of the ground floor flat and whilst this is not ideal those comments relate to standards set out in the Housing Act 2004 and in this instance it is not reason in itself to refuse and otherwise acceptable scheme.

Notwithstanding the fact that the property is neither within a Conservation Area or an ASRC the side roof extension is not considered to be unacceptable.

No objections are raised form a highways point of view.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/02568 and 13/03404, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 11.11.2013 04.03.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'nl surfaces)  
          ACC01R      Reason C01
- 3      ACK01      Compliance with submitted plan

**Reason:** In the interests of the visual amenities of the area and the residential amenities of the neighbouring properties, in line with Policies BE1 of the Unitary Development Plan.

- 4      The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on

local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh

**Reason:** To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan.

INFORMATIVE(S)

- 1 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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

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