

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

Application No : 14/02223/FULL6

Ward:
Bromley Common And
Keston

Address : 2 Gravel Road Bromley BR2 8PF

OS Grid Ref: E: 542321 N: 166034

Applicant : Mr Robert Johnson

Objections : YES

Description of Development:

Addition of first floor to existing bungalow to create a two storey dwelling

Proposal

The application seeks permission for the addition of a first floor to the existing bungalow to create a two storey dwelling. The proposed extension would have a maximum width of 9.5m and a depth of 10.9m and would add a whole first floor to the property. The south-west elevation of the existing property is to be demolished and the width of the property reduced from 9.8m to 9.5m, to achieve a distance of 1m for the full height and length from the south-western flank wall to the boundary with No. 4. The roof of the extension is to be hipped at all four sides. Two large windows are proposed in the first floor front elevation and two large windows in the first floor rear elevation. Two small windows are proposed in the first floor south-western side elevation and one window in the first floor north-east side elevation.

Location

The application site is a single storey detached dwelling on the western side of Gravel Road close to the junction with Hastings Road. The surrounding area is mainly residential and is characterised by two storey detached and semi-detached houses set in garden plots.

Comments from Local Residents

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

- loss of light and space
- property purchased only for development

Any further comments received will be reported verbally at the meeting.

Comments from Consultees

There were no external or internal consultations made on this application.

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
H9 Side Space

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

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

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

Planning History

The relevant planning history at the property is summarised as follows:

Under ref: 13/01571, a similar scheme for the 'addition of first floor to existing bungalow to create a two storey dwelling' was refused and dismissed at appeal. The reasons for refusal outlined in the Appeal Decision can be summarised as follows:

- Bulky first floor addition occupying the entire footprint would be noticeably wider than Nos 4-10, each of which has two windows at first floor level compared with the three on the proposed enlarged bungalow. 'These factors, combined with the additional height of the south-west elevation, the different orientation of its roof and its projection forward of No 4 would give rise to it appearing incongruous and out of scale alongside the existing houses. This would be accentuated by the minimal gap between the buildings, which would be less than 2m and in my view would result in a cramped appearance.'
- 'The proposal would result in the enlarged dwelling becoming more prominent in the street scene on a site that is highly visible from the surrounding area.'
- '...the proposal would be harmful to the character and appearance of the host property and the surrounding area, contrary to saved Policies BE1 and H9 of the London Borough of Bromley Unitary Development Plan.'

More recently, planning permission was refused under ref. 14/00375 for the addition of first floor to existing bungalow to create a two storey dwelling for the following reason:

'The proposed first floor addition would represent a cramped form of development by reason of the restricted dimensions of the site and the lack of an adequate side space to meet the Council's standards and therefore would be harmful to the character of the streetscene and conducive to a retrograde lowering of the spatial standards currently enjoyed by surrounding properties, thereby contrary to Policies H9 and BE1 of the Unitary Development Plan.'

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.

This application is the third application submitted for the creation of an additional storey to the existing single storey dwelling. Planning permission was refused and subsequently dismissed at appeal under ref. 13/01571. A revised scheme was submitted under ref. 14/00375 which sought to address the Appeal Inspectors concerns. However, the proposal was considered to be unacceptable due to a lack of adequate side space, contrary to Policy H9, and was therefore refused.

This current application seeks to address the refusal grounds of the previous schemes. Both previous schemes did not comply with Policy H9 which requires a minimum of 1m side space to be retained from the flank wall to the side boundary for the full height and length of the extension. This was due to the proposed extension being built above the existing footprint of the property, with the ground floor remaining as existing. The existing side space to the south-western boundary is shown to be 0.8m and as such the proposals were not compliant. This current scheme proposes to demolish the existing south-west elevation of the property and set the south-western flank wall of both the ground floor and the first floor extension a distance of 1m to the boundary with No. 4. Therefore, complying with the Council's requirement of a minimum of 1m in accordance with Policy H9 and thus reducing the impact on both the street scene and neighbouring property. Furthermore, the roof design of the proposed scheme shows a the reduction of bulk from the initial scheme refused under ref. 13/01571 and the number of windows in the front south-eastern elevation have been reduced to be more in keeping with the surrounding properties and reduce the impact of the extension on the street scene.

It is noted that comments have been received from the neighbouring property at No. 4 with regards to loss of light and space, given the positioning of the existing property further forward than the neighbouring semi's. However, there are no windows in the flank elevation of No. 4 facing No. 2 and therefore it is the impact on the front windows only which should be considered. Whilst the property would still sit further forward than the neighbouring properties, Member's may consider that given the overall reduction in bulk provided by the amended roof design and reduction in the number of windows and the 1m side space provided between the extension and the boundary with No. 4, the previous reasons for refusal have been adequately addressed, and the impact of the proposed scheme on the

neighbouring properties and on the street scene is not significant enough in this instance to warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on the application file, excluding exempt information.

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 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor flank elevations shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 4 ACI17 No additional windows (2 inserts) first floor extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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

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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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