

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

Application No : 14/03351/FULL6

Ward:
Bromley Common And
Keston

Address : 17 Forest Ridge Keston BR2 6EG

OS Grid Ref: E: 542457 N: 164787

Applicant : Mr G Elson

Objections : YES

Description of Development:

Part one/two storey side/rear extensions, single storey rear extension, first floor front extension, porch canopy, roof alterations to raise roof height and rear dormer to create third storey in roof space and elevational alterations to front, side and rear

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Open Space Deficiency

Proposal

The application was initially reported to Plans Sub Committee 3 on 23rd October 2014, and was deferred without prejudice to seek a reduction in the scale of the development. A revised scheme has now been submitted by documents received 14.01.15 and 22.01.15. These revisions show the side extensions to both the north and south to be set further back at first floor level. The southern single storey element also now has a flat roof to the side and the front with the lower pitched roof removed. The agent has stated that these changes should help to reduce the apparent width of the house and make the central part of the house more prominent.

To the northern side of the property it is proposed to construct a part one/two storey side/rear extension which will in part replace the existing single storey linked double garage and annex. The extension will project a total of 9.239m to the side at two storey level and will retain a maximum of 12.441m side space to the side boundary decreasing to 11.306m at the rear due to the tapering of the boundary. The extension will not extend any further to the side than the existing garage structure. The two storey element of the extension will be set back approximately

2.3m from the front part of the property it adjoins for a width of approximately 3.4m, this is an increase of approximately 0.9m from the originally submitted drawings. The first floor element of the side extension will then be set back a further 2.745m for the remaining width of the extension. This part of the extension will project for a length of 11.338m (the original plans showed a length of 11.838m) extending past the main rear building line of the property by 4.547m in depth. The extension will also infill an area at first floor to the rear above an existing single storey element. The roof of the first 3.4m wide part of the extension will be hipped and will extend approx. 0.7m below the new proposed ridge height of the existing dwelling. The originally submitted drawings showed a separation in height from the main roof of the dwelling of only 0.3m. The second part which projects out a further 5.8m to the side and is set back 2.745m will also have a hipped roof set a further 0.8m lower in height. The single storey element of the extension includes a double garage to the front which will project 7.741m in width and will be set further forward than the rest of the extension. It will have a flat roof with a height of approximately 3.7m. To the rear the proposal will extend a further 3.5m at single storey only (a total of approximately 7.9m from the rear of the existing property when also including the two storey element). The single storey rear part of the extension will have a flat roof with a height of approximately 3.6m when scaled from the submitted drawings.

To the southern side of the property another part one/two storey side/rear extension is proposed. The extension will in part replace an existing single storey attached double garage and project 6m to the side at single storey with the first floor element projecting only 3.454m. The first floor element will be set back approximately 2.2m from the front of the existing property and 1m from the proposed single storey element. This set back is an increase in 1m from the originally submitted drawings. The first floor element will project 9.5m in length and wrap around to the rear to infill an area above an existing single storey part of the property. The ground floor flank wall will retain a side space of 1.637m at the front decreasing to 1.535m at the rear. The new first floor extension will be set in from the side boundary by approximately a further 2.5m. The roof of the two storey element of the extension will be hipped and set slightly lower the proposed new ridge height of the dwelling, in line with the extension to the northern side of the property. The revised drawings indicate that the single storey element of the extension will have a flat roof to a height of 3.5m.

The single storey rear extension will infill an area to the rear currently occupied by two bay windows and a roof canopy above. The proposed extension will not project any further to the rear than these existing bay windows but will square them off and infill the area between them to create one large bay window.

The first floor front extension will extend approximately 1.3m to the front above the existing front porch with a pitched roof and three long windows similar to the existing in the front elevation. A new porch canopy is also proposed.

Roof alterations are proposed to the existing dwelling to raise roof height by approximately 0.8m. The construction of a large rear dormer is also proposed in the middle section of the new and existing roof. This will allow for the creation of a third storey in roof space.

As part of the development elevational alterations to front, side and rear are also proposed.

Location

The application site is a large two storey detached property within a large plot on the western side of Forest Ridge, Keston. Forest Ridge lies within the Keston Park Conservation Area which consists of large detached properties located on spacious garden plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

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

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) have raised objections with regards to the scale of the proposed development, which would overwhelm the pleasing existing composition of the property and would detract from the building and the character of the conservation area as a result of overdevelopment.

At the time of writing the report no comments have been received from the Council's Highways Engineers. These will be updated verbally at the meeting.

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
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space
- T3 Parking

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles
Supplementary Planning Guidance Keston Park Conservation Area

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 property has been the subject of a number of previous planning applications. These are summarised below:

Under ref. 84/02323, outline planning permission was refused for a detached dwelling adjacent to Birchwood 17 Forest Ridge.

Under ref. 85/02921, planning permission was granted for 2 two storey side extensions and single storey rear extension.

Under ref. 89/01824, planning permission was refused for a detached two storey three bedroom house with integral garage for chauffeur. The reasons for refusal were as follows:

'The proposal constitutes a cramped overdevelopment of the site which neither preserves nor enhances the character or appearance of the Keston Park Conservation Area contrary to Policy E.7 of the Keston Park Conservation Area contrary to Policy E.7 of the Bromley Borough Plan and which if permitted, would establish an undesirable pattern for similar piecemeal infilling in the area, resulting in a retrograde lowering of the exceptional spatial standards to which the area is at present developed.

Development of this site would be out of character with surrounding residential properties having particular regard to the space about buildings, and would thus be contrary to Policy H.2 of the Bromley Borough Plan.

The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and is therefore contrary to Policy T.8 of the Bromley Borough Plan.

Under ref. 89/02149, planning permission was granted for a single storey side/rear extension.

Under ref. 90/01309, planning permission was refused and dismissed at appeal for a detached single storey building comprising treble garage and two bedroom dwelling:

'The proposal would result in a cramped overdevelopment of the site which neither preserves nor enhances the character or appearance of the Keston Park Conservation Area contrary to Policy E.7 of the Bromley Borough Plan and which if permitted would establish an undesirable pattern for similar piecemeal infilling in the area, resulting in a retrograde lowering of the exceptional spatial standards to which the area is at present developed.

Development of this site would be out of character with surrounding residential properties having particular regard to the space about buildings, and would thus be contrary to Policy H.2 of the Bromley Borough Plan.

The proposed single storey building would be capable of being served as a separate dwelling unit which would result in an undesirable overdevelopment of the site prejudicial to the amenities of the area.'

The appeal inspector further concluded that the development would be 'a conspicuous and intrusive element in the street scene' and 'would not be compatible with the very strict requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Specifically it would be compatible with the objective of preserving or enhancing the character or appearance of the area'.

Under ref. 91/00321, planning permission was refused for a detached single storey building comprising double garage and one bedroom dwelling:

'The proposal would result in a cramped overdevelopment of the site which neither preserves nor enhances the character or appearance of the Keston Park Conservation Area contrary to Policy E.7 of the Bromley Borough Plan and which if permitted would establish an undesirable pattern for similar piecemeal infilling in the area, resulting in a retrograde lowering of the exceptional spatial standards to which the area is at present developed.

Development of this site would be out of character with surrounding residential properties having particular regard to the space about buildings, and would thus be contrary to Policy H.2 of the Bromley Borough Plan.'

Under ref. 91/02569, planning permission was refused for a single storey linked building comprising double garage and one bedroom dwelling. This application was subsequently allowed on appeal with the appeal inspector commenting that the revisions submitted in this application which differ to that of particularly the 90/01309 scheme is a reduction in height of the proposed single storey building and an increase in the gap retained between Birchwood (no. 17) and the neighbouring The Beeches from about 10.5m to about 18m. As such it was concluded that 'the space between the properties would provide a satisfactory break in the developed frontage'.

Under ref. 95/02218, planning permission was permitted for a single storey linked building comprising double garage and one bedroom granny annex. This was a revised scheme to the building allowed on appeal under ref. 91/02569.

Under ref. 06/03077, planning permission was granted for a first floor rear extension. This appears to have been implemented.

Most recently an application for a part one/two storey side/rear extension, first floor side/rear extension, first floor front extension, porch canopy, roof alterations to raise roof height and rear dormer to create third storey in roof space and elevational alterations to front, side and rear, was refused under ref. 14/01069 for the following reasons:

The proposal by reason of its bulk and design would result in a cramped overdevelopment of the site which neither preserves nor enhances the character or appearance of the Keston Park Conservation Area contrary to Policy BE11 of the Unitary Development Plan resulting in a retrograde lowering of the exceptional spatial standards to which the area is at present developed.

The proposal by reason of its bulk and design would be out of character with surrounding residential properties having particular regard to the space about buildings, and would thus be contrary to Policies H8 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 with particular regards to the Conservation Area designation and the impact that it would have on the amenities of the occupants of surrounding residential properties.

As detailed in the planning history section above, a number of applications for a detached building (both single storey and two storey) to form a garage and separate dwelling for use as chauffeur accommodation and were refused and dismissed at appeal in the late 1980's/early 1990's. The reasons for refusal included but were not limited to, the overdevelopment of the site and concerns with regards to the spatial standards of the area. Under ref: 91/02569/FUL planning permission was refused for a single storey linked building comprising double garage and one bedroom dwelling. This application was subsequently allowed on appeal with the appeal inspector commenting that the revisions submitted in this application which differ to that of particularly the 90/01309 scheme is a reduction in height of the proposed single storey building and an increase in the gap retained between Birchwood (no. 17) and the neighbouring The Beeches from about 10.5m to about 18m. As such it was concluded that 'the space between the properties would provide a satisfactory break in the developed frontage'. Under ref: 95/02218/FUL planning permission was permitted for a single storey linked building comprising double garage and one bedroom granny annex. This was a revised scheme to the building allowed on appeal under ref: 91/02569 and is the single storey addition to the north the property currently benefits from. This single storey addition would be replaced by the part one/two storey side/rear extension submitted as part of this proposal.

Most recently an application for a similar but much larger scheme to that now proposed was refused under ref: 14/01069/FULL6. The main concerns were the bulk and design of the proposed extensions creating an overdevelopment of the site, out of character with the spatial standards of the area. This current application has revised the size and scale of the extensions to both the northern and southern sides of the property.

The extension to the northern side of the property has been significantly reduced in width by 5.3m and will not project any further to the side than the existing single storey structure. As such this part of the proposal, whilst now being two storey rather than the existing single storey, will retain the same distance to the northern side boundary that currently exists, a minimum of 11.306m to the northern side boundary. The first floor element of the proposed extension has also been set further back away from the main front building line with the roof line set much lower than the main property. The revised plans submitted on 14.01.15 and 22.01.15 have indicated a further set back to the first floor element of this northern side

extension and a reduction in the height of the roof which creates an additional element of subservience to the main dwelling.

To the southern side of the property, the ground floor element of the proposal has been reduced in width from the previously refused scheme by a distance of 0.5m to provide a greater side space at single storey of 1.637m at the front decreasing to 1.535m at the rear. The new first floor extension will be set in from the side boundary by approximately a further 2.5m, a total distance of 4m. The entire extension will also be set back from the main front building line, with the revised plans submitted on 14.01.15 and 22.01.15 showing an additional 1m set back for the first floor element from the ground floor of the extension. The ridge of the hipped roof of the first floor element is also set lower than the new ridge line of the main part of the property. The front building line of the ground and first floors of the extension and the roof line will be in line with the first part of the extension to the northern side and as such this will create an element of symmetry to the proposed extensions.

The roof of the southern single storey side element of the extension has also been revised by drawings submitted 14.01.15 and 22.01.15. The roof will have a flat roofed design rather than the initially proposed pitched roof, which is intended to help reduce the bulk and scale of the extension.

The proposed increase to the roof height of the property, rear dormer extension, and front extension remain as previously submitted. A new single storey rear element has also been proposed to infill and 'square off' the two bay windows at the rear.

Given the property's location within the Keston Park Conservation Area, Policy BE11 is of particular reference which looks to ensure that new development will preserve or enhance the character or appearance of conservation areas and respect or complement the layout, scale, form and materials of existing buildings and spaces. It is also noted that the Supplementary Planning Guidance (SPG) for the Keston Park Conservation Area states that 'the Council will expect all proposals for new development to conform with the highly dispersed and wooded character of the conservation area, and with the approach taken by surrounding dwellings, especially in regard to the scale and height of construction, location with a plot (where material), design and materials used. Additionally, the SPG 'suggests that side extensions should generally be subsidiary in scale to the original host dwelling.' It is noted that concerns have been raised by APCA with regards to overdevelopment of the site. However, this revised proposal is considered to have significantly reduced the bulk of the extensions originally refused under ref: 14/01069, particularly to the northern side. Furthermore, Member's may consider that the additional revisions submitted by drawings receive 14.01.15 and 16.01.15 which include the increased setting back of the first floor side extensions from the front building line of the main dwelling, the amended roof design of the single storey southern side extension and..... create a much more subservient appearance.

It can be seen that the existing site is very wide and the house is relatively low lying in relation to the surrounding development. Additionally, whilst noting the

increase at first floor level, the proposed extensions would create a greater side space than currently exists at ground floor to the southern side and would retain the existing side space to the northern side of the property. As such, whilst the proposed extensions are substantial in scale, given the size and design of the existing property and the size of the site, Member's may consider that the design of the proposed extensions generally respect the neo-Georgian style of the existing property. Furthermore, Member's may consider that given the reduction in width of both side extensions from the previously refused application, and the set back of the extensions at first floor and amended design of the southern single storey element submitted by the revised drawings dated 14.01.15 and 22.01.15, the proposed development would not cause harm to the spatial standards of the Keston Park Conservation Area, which is the primary characteristic which we wish to preserve or enhance.

No additional windows are proposed to the southern flank elevation. Only two are proposed in the first floor northern flank elevation which are to serve a games room. This room is also served by front and rear windows and as such if Member's are minded to approve the application these windows may be conditioned to be obscure glazed to further protect the privacy of the host and neighbouring property. Furthermore, given the size and orientation of the application site and neighbouring properties, and the separation proposed to the side boundaries, Member's may consider that the proposed extensions are unlikely to cause any significant harm to the residential amenities of the adjoining properties.

Having had regard to the above, Member's may consider 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 host dwelling or Keston Park Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the file set out in the Planning History section above, excluding exempt information.

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 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor northern flank elevation 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) flank extensions

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|---|--------|-----------------------------------------|-----|---------------------|
| | ACI17R | I17 reason (1 insert) | BE1 | |
| 5 | ACI07 | Restrict to members of household (1 in) | | at 17 Forest Ridge, |
| | Keston | | | |
| | ACI07R | Reason I07 | | |
| 6 | 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

Application:14/03351/FULL6

Address: 17 Forest Ridge Keston BR2 6EG

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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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