

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

Application No : 15/03762/FULL6

Ward:
**Bromley Common And
Keston**

Address : 26 Cowper Road Bromley BR2 9RX

OS Grid Ref: E: 541758 N: 167953

Applicant : Mr John Wheatman

Objections : YES

Description of Development:

Two storey side/single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 19

Proposal

The application seeks consent for the construction of a two-storey side and single storey rear extension. The proposed two-storey side extension would measure 2.7m in width and 7.85m in depth. The property currently has an L-shaped layout at first floor level and the proposal would infill this side return squaring off the rear elevation. The extension would incorporate a part flat/part pitched roof with an eaves height that would match the existing dwelling. The proposal would be 1.2m lower than the existing ridge height and would be set back from the front elevation by 2.4m. Two high level windows are proposed within the flank elevation of the extension at first floor level. A single-storey rear addition is also proposed. This would measure 0.85m in depth and would have a flat roof with a height of 3m.

Location

The application relates to a two-storey semi-detached cottage which is situated on the west side of Cowper Road. The property is situated close to the junction with Walpole Road and backs onto the residential rear gardens of No 51-55 Walpole Road. The surrounding area is primarily residential in character and the site is not located within a conservation area. The property has a modest sized rear garden and a small front drive with off-street parking.

Consultations

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

- o The extension is large in comparison with the size of the property and rear garden. It will go way beyond the footprint of the two existing single-storey extensions.
- o Two windows are proposed within the side elevation. Although these are noted as obscured glazed there is nothing to stop these being changed in the future. They are a few feet away from the rear garden causing direct overlooking and loss of privacy.
- o The garden at the neighbouring property is very short meaning the extension would be extremely imposing and encroaching.
- o Loss of light
- o Loss of outlook and green prospect
- o Loss of enjoyment of garden
- o Misleading statements within the application regarding intentions for property.

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

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

No relevant planning history

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.

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.

Policy H9 requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary. However, H9(ii) states that 'where higher standards of separation already existing in residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties'. Para 4.48 explains that the Council consider it important to 'prevent a cramped appearance and is necessary to protect the high spatial standards and

visual amenity which characterise many of the Borough's residential areas'. The application property sits at the junction of Walpole Road and Cowper Road and forms one half of three semi-detached cottages, which face Cowper Road. Due to the orientation of the site and road layout the application property sits adjacent to the rear gardens of 53-55 Walpole Road, with the garden of No 55 wrapping around the corner of the road providing an open and spacious setting. The proposed two-storey extension would be situated along the south facing flank elevation and would be set back from the front elevation by approximately 2.4m. The existing property has an 'L-shaped' arrangement at first floor level, however the proposed extension would wrap around the rear elevation squaring off the property at the rear. It would include a pitched roof, which would be set down at ridge level, but would only achieve a side space of 0.93m at its narrowest point, due to the tapering nature of the plot. However, officers consider the subservient nature of the extension in this particular context, would not encroach on to the open and spacious setting of the streetscene due to the orientation and layout of the site. A view between the properties across the rear gardens would also be maintained and, on balance, officers consider that the proposal would be in accordance with the aims of H9.

Generally, the overall scale and mass of the extension is considered to be in keeping with the application property and large extensions to similar properties are noted elsewhere within the street, including No 55 Walpole Road. There are also a variety of architectural styles and building types within the wider area. Subject to the use of matching materials, which could be controlled by way of a condition, officers consider that the proposed extension would be an acceptable alteration that would not result in significant harm to the character and appearance of the property or streetscene.

A small single-storey rear extension would be located to the rear of the property. The addition would not be visible from the public realm and is considered to be a modest alteration that would not result in harm to the character and appearance of the dwelling or area in general.

Neighbouring amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The main impact of the proposal would be on the immediate neighbouring occupiers who would be able to view the extension from their rear gardens and properties. The proposal would sit adjacent to the rear boundary of No 53 and 55 Walpole Road. However, the principle bulk of the extension would be immediately to the rear of No 55, which benefits from a two-storey rear addition. This addition has narrowed the rear most section of the garden to approximately 7m in depth, however the garden does wrap partially around the side of the house and is enclosed by a large timber fence. There is already some visual incursion experienced by the rear gardens and rear elevations of No 51-55 Walpole Road, due to the bulk of the existing dwelling. The proposed extension would result in the

bulk of the dwelling being noticeably closer to the rear gardens of the above properties, and in particular No 55, however the extension would not be any higher than the existing building. The additional proximity would result in some additional visual intrusion in terms of its prominence, however the proposed development is located to the north of No 51-55. This orientation, coupled with the height of the extension would not result in a significant loss of light or overshadowing for neighbouring properties. Whilst officers acknowledge that the proposal would have some visual impact on neighbouring properties, given the subservient nature of the scheme in relation to the dwelling, layout and orientation of the site officers consider that on balance, the proposed extension would be an acceptable form development in terms of neighbouring amenity.

Concerns have been raised by residents regarding overlooking and a loss of privacy. The proposal would include windows within the front, side and rear elevations. There is already an established degree of overlooking towards the front and rear of the site, including a bathroom and bedroom overlooking the rear gardens. There are also rear facing windows in neighbouring properties. The proposed windows within the front and rear would not therefore result in a significantly greater level of overlooking than the current situation. Two windows are however proposed within the side elevation and would face the rear garden of No 53-55 Walpole Road. The applicant has stated that the above windows would be obscured glazed and fixed shut. This would prevent any direct overlooking or loss of privacy. It is however considered reasonable and necessary to condition these windows to be obscured glazed and fixed shut in order to prevent their future alteration and to protect neighbouring privacy.

The proposed single-storey addition would abut the common boundary with No 24 Cowper Road, which has not been extended at the rear. However the extension would have limited depth and height, which is considered modest and unlikely to result in harm to the visual amenities of No 24.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3** The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 4** Before the development hereby permitted is first occupied, the proposed window(s) in the first floor Southern 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.