

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

**Application No :** 15/05310/FULL6

**Ward:**  
**Bromley Common And**  
**Keston**

**Address :** 51 Oakley Drive Bromley BR2 8PS

**OS Grid Ref:** E: 542185 N: 165502

**Applicant :** Mr Andrew Clarke

**Objections :** YES

**Description of Development:**

Part one/two storey rear extension incorporating rear dormer.

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 22

**Proposal**

The application seeks planning permission for a part one/two storey extension incorporating rear dormer.

At ground floor the extension will be located 0.79m from the northern side boundary and will project 4.2m in depth to adjoin and wrap around the existing single storey rear extension and provide an enclosed connecting extension between this existing extension and the existing single storey detached garage (which is shown to be rebuilt on the same footprint) which lies adjacent to the southern side boundary shared with no. 49. The single storey element will have a flat roof to a height of approximately 2.9m, when scaled from the submitted drawing. The materials for the ground floor element of the extension are shown to be white painted rendered blockwork. A large set of patio doors are proposed in the rear elevation of the extension and a set of patio doors in the northern side elevation of the deeper part of the extension facing in towards the garden of no. 51. A door is also proposed in the southern side elevation of the extension. The extension will provide an enlarged kitchen/dining room and an office which will be located in the space currently occupied by the garage.

The first floor element of the extension will provide a bedroom and en-suite. It will be located in the middle of the property providing a separation of approximately 3.3m from the northern flank wall to the side boundary shared with no. 53 and 4.147m from the southern flank wall to the side boundary shared with no. 49. It will project above the existing and proposed ground floor for a depth of 3.92m and width of 4.306m and be tile hung clad with a plain tile hipped roof sloping to the sides and rear. The roof of the extension will adjoin the proposed rear dormer. The

extension will include one window in the rear elevation of the extension and one in the southern side elevation facing no. 49.

The rear dormer will be a box dormer with a flat roof and will sit within the existing roof of the main dwelling located approximately 1.45m from northern flank roof slope and 0.15m from the southern, and 0.2m up from the eaves. The materials used for the proposed dormer will be lead cheeks and timber horizontal cladding to the rear. Two long windows and two smaller windows are proposed in the rear elevation of the dormer.

### **Location**

The application site is a two storey detached dwellinghouse located on the western side of Oakley Drive, Bromley. The road is predominantly characterised by two storey detached and semi-detached properties of a similar size and design.

### **Comments from Neighbours**

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

- o Loss of privacy

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

### **Comments from Consultees**

The Council's Highways Engineers have raised no objection.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

BE1 Design of New Development

H8 Residential Extensions

T3 Parking

Supplementary Planning Guidance

Unitary Development Plan:

Supplementary Planning Guidance 1 General Design Principles

Supplementary Planning Guidance 2 Residential Design Guidance

### **Planning History**

There is no recent planning history relating to the application 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.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also 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 loss of outlook or overshadowing.

The proposed extension will extend predominantly to the rear of the existing dwelling. An existing single storey detached garage which sits to the side and rear of the main dwelling, adjacent to the side boundary with no. 49 is to be replaced as part of the proposal with an extension which will be linked to the main house and proposed rear extension. The footprint of this part of the extension will be the same as the existing garage and it won't project any further to the front or rear. This part of the extension will provide an office area; however, a false garage door will be retained in the front elevation so that the appearance from the streetscene will remain similar to the existing. The extension will therefore result loss of the garage. However, given that there is sufficient space within the curtilage of the existing dwelling to park cars it is not considered to result in any unacceptable loss of parking. As a result, the proposed extension is not considered to cause any harm to the streetscene or parking within the area.

To the rear the development will incorporate a full width single storey extension (incorporating the existing single storey rear extension which extends across part of the rear and the replacement of the existing garage), a first floor extension which lies within the middle of the property maintaining a separation to each side, and a box dormer within the main roof slope of the existing property. Given the existing single storey rear extension and garage structure located to the south of the property adjacent to no. 49 and the separation to this neighbouring property provided by the driveways to both no. 51 and 49 which lie between the dwellings, the ground floor extension is not considered to cause any impact to the amenities of this neighbouring property.

The extension will project 4.2m for a height of 2.9m adjacent to the neighbouring property to the north at no. 53. As the properties are detached a distance of 0.79m will be retained from the northern flank of the extension to the side boundary, with additional separation provided between the boundary and the property at no. 53. Taking into account the size and siting of the ground floor element of the extension, it is not considered to result in any significant impact to the light or outlook of this neighbouring property at no. 53. The deeper part of the extension, which will replace the existing garage, will include a set of patio doors in the northern flank elevation facing towards no. 53. However, they will be located 8.41m from the northern side boundary and will look in towards the garden of the host dwelling.

Therefore, given this separation and the ground floor location of the doors they are not considered to result in any unacceptable overlooking or loss of privacy.

The first floor element of the extension will be located within the middle of the property with a separation of 3.3m provided to the side boundary shared with no. 53 and 4.147m from to the side boundary shared with no. 49. The hipped roof will be lower than the main roof of the dwelling and will slope to the sides and rear which will reduce the bulk of the extension when viewed from the neighbouring properties. Therefore, whilst it will extend to a considerable depth of 3.92m, the siting of the first floor element of the extension will mean that there will be sufficient distance between the extension and the neighbouring properties so as to reduce the impact on outlook and light to the rear windows of these neighbouring properties.

One first floor window is proposed on the southern flank elevation of the extension which will serve an en-suite. Given the location of the window and the nature of the room that it will serve, it would be considered appropriate to condition any approval to ensure this window is obscure glazed and non-opening below 1.7m from internal floor level in order to prevent loss of privacy to both the occupiers of the host dwelling and neighbouring property at no. 49. The proposed first floor rear windows are not considered to result in any additional overlooking than currently occurs from the upper windows of the existing dwelling.

The part one/two storey rear extension is substantial in size. However, as acknowledged above, the siting and roof design of the first floor element will help to reduce the bulk of the extension at first floor and provide a degree of subservience. Furthermore, having visited the site it can be seen that there are similar extensions within the area, at no. 45 Oakley Drive and no.'s 121 and 123 Gravel Road, and as such the extension is not considered to be out of character with the surrounding area. The extensions are shown to be constructed on white rendered blockwork at single storey and tile hung at first floor. This will match the materials of the existing property and is considered to be acceptable.

The proposed rear dormer will sit within the main roof slope of the existing property and will adjoin part of the roof of the proposed first floor extension. It will be set up from the eaves and will not extend the full width of the dwelling which will help to prevent the appearance of a third storey. There is a considerable amount of development proposed at the rear. However, having said this, the overall size and design of the extension is not considered so large as to be inappropriate given the size of the existing dwelling, and the first floor and dormer are considered sufficiently subservient so as to help reduce the bulk of the proposed development and the impact on the neighbouring properties.

The rear dormer will be timber clad at the rear with lead dormer cheeks, whilst this will not match the existing roof materials at the property, it is not considered to result in a significantly detrimental appearance to the host dwelling or area in general as to warrant a refusal of the planning application on this basis.

Concerns have been raised by a neighbouring property to the rear (no. 113 Gravel Road) with regards to overlooking and loss of privacy resulting from the rear

windows within the proposed dormer. The distance between the rear elevations of no. 51 Oakley Drive and 113 Gravel Road is approximately 30m. In addition, to this separation, whilst it is acknowledged that that this application does not require the Council to determine the proposal in regards to permitted development, and requires determination of the proposals under the relevant policies as outlined above, it is noted that development of this nature to the rear roof slope, including rear facing windows, are in some cases allowed to be constructed without the need for formal planning permission.

Therefore, taking all this into account, the proposed dormer is, on balance, considered to be acceptable and would not cause significant harm to the character of the area or to the amenities of the neighbouring properties, as to warrant a refusal of planning permission in this instance.

Having had regard to the above, the siting, size and design of the proposed extension is considered to be acceptable, and would not result in any undue harm to the character and appearance of the host dwelling or area in general nor the amenities of the host or neighbouring properties. Accordingly, the extension is considered to comply with the aims and objectives of Policies BE1 and H8 of the UDP.

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

#### **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 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.**

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.**

- 4 Before the development hereby permitted is first occupied the proposed window(s) in the southern first floor flank elevation shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan**

- 5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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