

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

**Application No :** 15/05429/FULL6

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

**Address :** 27 Croydon Road Keston BR2 6EA

**OS Grid Ref:** E: 542502 N: 165098

**Applicant :** Mr Charles Howard And Lucas  
Steadman

**Objections : NO**

**Description of Development:**

Part one/two storey side and rear extension, first floor front and side extensions, increase in roof height to provide habitable accommodation within the roof space, front porch and elevational alterations

Key designations:

Conservation Area: Keston Park  
Smoke Control SCA 14

**Proposal**

The application seeks planning permission for a Part one/two storey side and rear extension, first floor front and side extensions, increase in roof height to provide habitable accommodation within the roof space, front porch and elevational alterations.

The proposed part one/two storey side and rear extension will project 3.5m in width to the western side retaining a 1.5m separation to the western side boundary, and wrap around the rear of the existing dwelling above the existing detached garage (which is to be converted into a dining room). It will extend 1.8m in depth from the deepest part of the existing dwelling and retain a distance of 5.9m to the eastern side boundary. It will have a hipped roof which will extend to the same height as the extended roof of the existing dwelling which also forms part of the proposed development.

The roof profile is proposed to be altered to a fully hipped roof with an eaves height approximately 5.8m from ground level and ridge height of approximately 8.65m from ground level, when scaled from the submitted plans. This will result in an increase in ridge height of between approximately 1.55m and 2.15m from the current ridge height of the dwelling. To the front of the property three front gable ended pitched roofs are proposed; two which will replace two existing front gabled catslide roofs, and one above a proposed first floor front extension which will replace an existing front dormer to provide an en-suite bathroom to the western side of the property. To the eastern side of the property a first floor side extension will also build up the eastern flank wall from a catslide roof with side dormer to a

full two storey flank wall. This will be set back from the main front elevation to be in line with the front building line of the proposed two storey extension on the western side.

A new front porch is also proposed in place of the existing lobby. This will project forward in line with the existing front bay window at the property with the western flank wall shown to be line with the western side elevation of the existing dwelling. It will have a pitched roof sloping to the front and sides with the ridge extending to just under the first floor window. A replacement pitched roof above the existing ground floor front bay window is also proposed which is of a similar design to the roof of the proposed porch.

A number of elevational alterations are also proposed which include replacement windows to the front, side and rear and alterations to the façade.

The proposal includes roof lights to the rear roof slope and to the flat ridge section of the main roof which will serve a master bedroom and en-suite within the new roof space.

An additional streetscene elevation drawing showing the proposed development and the neighbouring properties at no.'s 25 and 29 was submitted on 18.03.16.

A revised plan was received 30.03.16 to indicate the proposed first floor window in the eastern flank elevation. This was originally shown on the proposed floor plans but was omitted in error on the proposed elevations. This window will serve a bathroom and is shown to be fixed and obscure glazed.

## **Location**

The application site comprises a two storey detached dwellinghouse located on the southern side of Croydon Road, Keston. The property lies within a large plot and the neighbouring properties are all large detached dwellinghouses. The property lies within the edge of the Keston Park Conservation Area.

## **Consultations**

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

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

There are no internal or external consultees.

## **Planning Considerations**

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

Unitary Development Plan:

BE1 Design of New Development

BE11 Conservation Areas  
H8 Residential Extensions  
H9 Side Space

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

## **Planning History**

Under ref: 87/00322, planning permission was granted for a single storey side/rear extension, front porch and pitched roof in lieu of flat roof over kitchen/dining room.

Under ref: 87/01468, planning permission was granted for a single storey rear extension with pitched roof over incorporating dormer extension.

Under ref: 88/03100, planning permission was granted for a two storey/first floor side extension to include a roof

Under ref: 89/01180, planning permission was granted for a first floor side/roof extension.

Under ref: 89/03642 planning permission was granted for a two storey side extension and dormer extensions.

Under ref: 90/01158 planning permission was granted for a two storey side extension with dormer.

Under ref: 90/02663 planning permission was granted for the removal of condition 99 of 90/01158 relating to windows in flank wall.

Under ref: 92/00088, planning permission was granted for a two storey side/rear extension incorporating rear dormer and front porch.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the host dwelling and the Keston Park Conservation Area in general, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Keston Park Conservation Area SPG outlines that; "the chief interest of Keston Park Conservation Area lies in its historical connection with the Holwood House Estate, and in the innovative way that the Rogers family incorporated the landscape from Holwood Park into a high quality built development, allowing scope for the construction of large and individualistic private homes in a manner typical of American suburban development". In addition, "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. It is hoped that all improvement works will take account of the character of original buildings and alter them as little as possible".

### Design and Scale

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.

The application site has been subject to previous extensions particularly to the eastern side and to the roof, and as such has been significantly altered from its original form. The proposed extensions would further extend the property and result in a larger and taller dwelling with a more symmetrical appearance than existing. However, whilst the proposed extensions are substantial, the size of the extensions would not result in a dwelling that is out of keeping with the surrounding development and the overall design appears in keeping with the existing dwelling. In addition, the streetscene elevation submitted 18.03.16 indicates that whilst the proposal will involve a considerable increase in height to the existing dwelling, the extended ridge height will remain lower than the neighbouring property to the east at no. 25 and will only be approximately 0.9m higher than the neighbouring property to the west at no. 29.

The extensions will retain the existing side space of 1.1m to the eastern side boundary. To the western side of the dwelling, the two storey side extension will maintain a side space of 1.5m for the majority of the length of the extension. However, where the existing garage structure is to be retained, the extension will extend above this existing structure at the rear and as such the side space at this point will be reduced to approximately only 0.3m. Policy H9 of the UDP relates specifically to side space and seeks to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties for development, including residential extensions, of two storeys or more. A side space of normally 1m is required, although in some areas a greater separation is sought. For the most part, the extension will retain a side space of 1.5m to the western side which will help maintain separation between no. 27 and the neighbouring property at no. 29. At the point where the side space will reduce to 0.3m, where the extension sits above the existing garage, this will be at ground floor only with 1.5m separation still retained at first floor. Furthermore, the property is set back 15.5m from the front boundary, with the front part of the existing garage set some 27m from the front boundary. Therefore, taking this all into account, the side space is considered to be acceptable in that it would not result in a cramped appearance or be detrimental to the appearance of the property within the streetscene.

Taking into account the above, the scale and design of the proposed extensions are, on balance, considered to be acceptable and would not result in any significant harm to the character and appearance of the host dwelling nor to the streetscene or Keston Park Conservation Area within which it lies.

## Impact of Neighbouring Amenity

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. In addition, policy H9 seeks to ensure that separation between properties is adequate enough to safeguard residential amenities.

The proposed development will result in an extension to the eastern side of the property at first floor, which will build up the eastern flank wall from a catslide roof with side dormer to a full two storey flank wall with hipped roof above. This will be set back from the main front elevation. The dwelling to the east (no. 25) is set further back within the site from the highway than the application dwelling, and has a pitched roof with side gable ends which projects higher than no. 27. There is an existing separation of approximately 3.5m between the two properties and there are also a number of tall trees and hedges along this eastern side boundary which provides an element of screening. Therefore, whilst the proposed extensions will increase the height of the dwelling to this eastern side in terms of the height of the eastern flank wall and roof, the dwelling will not extend any further to the front, side or rear. Accordingly, this increase in bulk to the eastern side of the property is considered to be minimal and given the existing relationship between the properties would not result in any significant visual harm to the residents of this neighbouring property at no. 25. In addition, given the orientation of the site there is not considered to be any impact with regards to light.

A first floor window is proposed in the eastern flank elevation which will serve a bathroom. This is shown to be obscure glazed and fixed shut and as such is not considered to result in any loss of privacy to either the host dwelling or neighbouring property at no. 25.

No. 29 has a similar front building line to the application property although does not extend as far to the rear. There is one existing ground floor window in the flank elevation of no. 29 facing the application site, which given the set back of the proposed extension at no. 27 to the western side would face predominantly towards the flank elevation of the existing property. The proposed two storey extension to the western side will be set back from the main front elevation and extend for a length of approximately 11.4m before wrapping around the rear of the property. The extension will retain a separation to the western side boundary of 1.5m with a further separation of approximately 2.5m (total of 4m) to the flank wall of the neighbouring property at no. 29. In addition, whilst the extension will project considerably deeper to the rear than this neighbouring dwelling, the separation between the properties would help to reduce the impact in terms of light and outlook. The proposed first floor flank window in the western elevation of the extension is shown to serve a bathroom and would be obscure glazed. Therefore, taking into account all the above, the proposed development is, on balance, considered to be acceptable and would not result in significant harm to the amenities of this neighbouring property at no. 29 as to warrant a refusal of planning permission.

## Trees

The site is located within a conservation area and protection is therefore afforded to existing trees. The proposal appears to indicate that one tree is to be removed and a hedge to be trimmed. The majority of trees at the site are low valued specimens of limited significance and therefore no objections are raised in this instance.

Taking the above all into account, the siting, size and design of the proposed extensions are considered to be acceptable, and would not result in any undue harm to the character and appearance of the host dwelling, streetscene or Keston Park Conservation 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, BE11, H8 and H9 of the UDP and the Keston Park Conservation Area SPG.

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

### **RECOMMENDATION: PERMISSION**

**As amended by documents received on 30.03.2016; 18.03.2016**

### **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 windows in the first floor easter and western flank elevations 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 windows 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 elevations of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

**You are further informed that :**

- 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](http://www.bromley.gov.uk/CIL)