

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/00367/FULL6

**Ward:**  
**Bromley Town**

**Address :** 46 Ravensbourne Avenue Bromley BR2  
0BP

**OS Grid Ref:** E: 539220 N: 169608

**Applicant :** Mr & Mrs McCrossen

**Objections :** YES

### **Description of Development:**

Two storey extension of existing property at front and rear and demolition of existing conservatory and replacement with new conservatory and gym at the rear  
Demolition of existing garage/carport & replacement with new garage/office

Key designations:

Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
Metropolitan Open Land  
Open Space Deficiency  
Sites of Interest for Nat. Conservation  
Smoke Control SCA 3

### **Proposal**

Planning permission is sought for a two storey extension of existing property to the front and rear and demolition of existing conservatory and replacement with new conservatory and gym at the rear. Demolition of existing garage/carport & replacement with new garage/office.

The site is located to the rear of No.66 and 68 Ravensbourne Avenue, Shortlands. The site lies between Shortlands Golf Club and the River Ravensbourne. The site lies in Flood Zone 2.

### **Consultations**

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

- o The neighbour considers that any enlargement of the property would blight the view over the Golf Course from the rear of the properties in Ravensbourne Avenue. Concern is also raised that any enlargement of the property could lead to possible flooding

## Consultee comments

Environmental Health (Housing)

These technical comments are available to view on the file

Environmental Health (Pollution) - no objections subject to informative.

Highways - The development will result in the loss of one parking space by conversion of the garage to habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development I raise no objection to this proposal. Add condition H03.

Environment Agency - no comments received

Drainage - The site is within the area in which the Environment Agency require restrictions on the rate of discharge of surface water drainage from new developments. Add condition D02.

Thames Water - no objection subject to informative.

## **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  
ER12 Controlling Development in Flood Risk Areas  
G6 Land Adjoining Metropolitan Open land  
H8 Residential Extensions  
T3 Parking

SPG1 & SPG2

London Plan (2015)

NPPF (2012)

## **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 development proposed to the property consists as follows:-

Ground floor & garden

The existing conservatory located to the rear of the property is to be removed to facilitate the two storey rear extension to accommodate a combined kitchen/dining room. Internal changes are proposed to the property to allow the applicant to have a downstairs bedroom, wider hallway, new toilet, utility room and staircase. A new entrance is proposed along with a porch which forms part of the two storey front extension. Two, single storey extensions are also proposed to provide a new conservatory and gym. The new conservatory measures 3.9m in width a 4.2m in depth a 2.5m in height with a rooflight. The gym with toilet and shower room measure 6m in width x 6m in depth x 2.5m in height. New windows and doors and proposed to all four elevations of the property together with new timber and white render exterior.

#### First floor changes & roof

The first floor front extension will facilitate internal changes and include reconfiguration of the existing bedrooms and to the front of the property & a new staircase. Four bedrooms will still remain but will also include a master bedroom and several new ensuite bathrooms. A new balcony is proposed off of the master bedroom which will overlook the River Ravensbourne. A new upstairs laundry room is proposed and the roof height will increase by 0.5m with 6 x rooflights added to the property.

#### Garage/office

In front of the existing house lies a detached garage and car port. The applicant intends to increase the size of the garage from being 7.2m wide to 15m wide and increasing the height from 2.3m to 3.6m with a pitched roof and an added garage door. Additional windows and doors are to be added to the new garage to allow for the part home office development. The new garage is to be built using brickwork, roof tiles and timber to match that of the existing dwellinghouse. The Highways Officer has raised no objections to the changes to the garage.

#### Impact to neighbouring amenity & flooding

One letter of objection has been received. The neighbour considers that any enlargement of the property would blight the view over the Golf Course from the rear of the properties in Ravensbourne Avenue. Concern is also raised that any enlargement of the property could lead to possible flooding.

The increase in the roof height is 0.5m and No.46 is located 39m from the rear of the properties in Ravensbourne Avenue. A number of trees also screen the boundary. New windows are proposed in the southern elevation (facing the rear gardens of properties located in Ravensbourne Avenue) however a condition can be attached to deal with four of the five windows being obscure glazed to protect privacy and any overlooking. The fifth windows serves a bedroom but is narrow in its appearance so any overlooking or loss of privacy to the rear gardens would be minimal. New windows on the northern side at first floor level would overlook the river and golf course. This is not concerned to impact on privacy or overlooking. The window to the ensuite bathroom can be conditioned to be obscure glazed.

The site lies in Flood Zone 2. The agent has completed the necessary form to confirm that the additional footprint created by the development does not exceed 250sqm and will implement the necessary flood protection measures that floor levels will be set no lower than the existing levels and flood proofing measures will be out in place where appropriate.

## Summary

On balance, taking into account the design, added bulk, size and scale of the proposed extensions, orientation of the properties, planning history and neighbouring amenity it is considered that the extensions to the front and rear of the property coupled with the alterations to the garage would not cause any undue harm to neighbours in terms of light, outlook, privacy or overlooking. Whilst the house will become elongated in its appearance and will result in a significant extension to existing property, it is considered the size of the plot in which the property sits coupled with its secluded location allow from the rear gardens of neighbours in Ravensbourne Avenue mean the changes are considered acceptable. The extension and alterations on balance are not considered to cause an undue impact to the character of the area or cause any detrimental impact to the character of the host dwelling or streetscene in general.

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) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- 5** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.
- 6** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:**In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

**7** **Informatives**

Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

**Thames Water recommend the following informative to be attached to this planning permission. Thames water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.**

**Your attention to the recommendations made by the EA and advise that they should be carried through to reduce the flood risk to the ground floor.**

**Flood resistant and resilient measures are incorporated into the design and construction of such development proposals, where necessary and where practical considerations allow, using guidance contained within the Department for Communities & Local Government (DCLG) document 'Improving the flood performance of new buildings: flood resilient construction'.**