

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

**Application No :** 16/00124/FULL6

**Ward:**  
**Bickley**

**Address :** 18 Homemead Road Bickley Bromley  
BR2 8BA

**OS Grid Ref:** E: 542917 N: 167823

**Applicant :** Mr Sam Sansom

**Objections : NO**

### **Description of Development:**

Addition of first floor and two storey rear extension with habitable accommodation in roofspace and rooflights

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 13  
Smoke Control SCA 12

### **Proposal**

The application seeks consent for the addition of a first floor with accommodation within the roof space, two storey rear extension and roof lights to provide a two storey detached dwellinghouse.

Location

The application site is located on the northern side of Homemead Road and is a single storey link detached dwelling. The property is one of the only single storey dwellings within the wider locality, with the majority of the built form being semi-detached properties of varying designs with a detached property located at number 20. The dwelling has off street parking capacity to the flank elevation and within a detached garage to the rear.

### **Consultations**

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

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance

## **Planning History**

16/00142/HHPA - Single storey rear extension, extending beyond the rear wall of the original house by 8m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.5m. (42 Day Notification for Householder Permitted Development Prior Approval) - Refused

16/00288/HHPA - Single storey rear extension, extending beyond the rear wall of the original house by 8m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.5m. (42 Day Notification for Householder Permitted Development Prior Approval) - Prior Approval not required

## **Conclusions**

The main issues relating to the application are the principle of the development and the effect in principle that the residential development would have on the character and appearance of the locality, the effect of the design layout and scale on the locality and visual amenity of the area, access arrangements and the impact the scheme would have on the living conditions and amenities of nearby 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.

Policies BE1, H8 and H9 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area. The area around the site is predominantly residential and the buildings in the area are predominantly semi-detached with good sized gardens. The dwelling immediately to the west of the application site, number 20, is a two storey detached dwelling.

The application proposes the insertion of an additional floor and a two storey rear extension to provide for a two storey link-detached dwelling. The rear extension measures 1.5m in depth and spans the entire width of the property. The dwelling is proposed to increase in height by 2.9m and will host a duo-pitched roof profile, set in from the eastern boundary by 1.2m. The dwelling is proposed to host four roof lights, two within the front and two within the rear elevation.

The wider streetscene is made up of two storey properties, with the host dwelling being the only single storey property within the locality. Whilst the majority of the street is laid out with semi-detached dwellings with linked single storey elements, the adjacent property, number 20, is detached. The dwelling as existing appears out of place and incongruous within the wider area, and therefore the insertion of the first floor is welcomed. It is considered that the detached two storey dwelling would not appear out of character within the wider area, and would appear more harmonious with neighbouring properties than as existing. The ridge height of the dwelling extends no higher than the neighbouring properties.

The dwelling is located 3.8m from the common side boundary with number 20, however lies adjacent to the boundary with the single storey garage of number 16. Policy H9 states that when considering applications for new residential development, including extensions, if the proposal is of two storeys or more in height, a minimum of 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building and where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. Whilst the dwelling is non-compliant with the side space requirements, given the separation distance with the neighbouring property at first floor level by virtue of the single storey garage that projects up to the boundary, it is not considered that undue terracing would result from the development of the extensions hereby proposed. Any future development of number 16 will be considered on its own merits. The spacing between the host dwelling and that at number 16 is considered commensurate with that of other properties within the street scene and it is not considered that the proposal would result in a cramped or incongruous form of development.

The rear amenity space is considerable at approximately 26m in length, sufficient for a family dwelling of the size and scale proposed within this application.

Concern was previously raised as to the internal room arrangement of the dwelling, especially the habitable accommodation within the second floor. Given that this is an extension to an existing dwelling, and is not a new form of residential development, the national prescribed room standards cannot be used as a method of assessment in this regard. The smallest bedroom within the loft space measures approximately 7 sqm, which is not deemed adequate for a single bedroom however, given the size of the second floor area, the internal arrangement could be altered in order provide sufficient bedroom space which may result in a net decrease in bedroom numbers.

In terms of the impact to the residential amenities of neighbouring residents, the proposed two storey rear extension does not project further than the rear elevation of both neighbouring properties and is not considered to cause any undue harm in terms of appearing overbearing or prominent. One window is located within the side elevation of number 16 however it is considered that this does not serve a habitable room and therefore some leniency can be shown as to the impact of the additional floor on this opening, furthermore the dwelling is sited over 3m from this aperture which further mitigates any impact upon residential amenity

Parking is retained to the western flank elevation as well as access to the rear detached garage providing approximately 4 off street car parking spaces which is deemed acceptable for a dwelling of this size and scale.

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.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, 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 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 No windows or doors shall at any time be inserted in the flank elevation(s) of the development hereby permitted, without the prior approval in writing of the Local Planning Authority.**

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

- 5** Before the development hereby permitted is first occupied the proposed window(s) in the 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 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