

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

Application No : 16/02485/FULL6

Ward:
**Bromley Common And
Keston**

Address : 1 Quiet Nook, Keston, BR2 8HR

OS Grid Ref: E: 541770 N: 165057

Applicant : Mr McCarthy

Objections : YES

Description of Development:

First floor side and single storey front extensions, elevational alterations to include changes to windows and timber cladding to ground floor front elevation. Alterations to existing driveway, new front boundary fence and decking to front.

Key designations:

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

Proposal

The application seeks planning permission for first floor side and single storey front extensions, elevational alterations to include changes to windows and timber cladding to ground floor front elevation. Alterations to existing driveway, new front boundary fence and decking to front.

Amended plans were received on 11.07.16 to reflect the existing roof overhang, masonry buttress & chimney stack junctions. The plans do not result in any changes to the proposal and therefore does not require further re-notification of neighbours in this instance.

Location

The property is semi-detached dwellinghouse located on the eastern side of Quiet Nook, which is a narrow lane off Croydon Road comprising 8 properties. The properties along Quiet Nook, including the application dwelling, do not benefit from rear gardens but rather a small slither of land that runs along the back of the properties and borders the rear gardens of properties within Phoenix Drive. Thus the front gardens appear to be used as amenity spaces, as well as for the parking of vehicles.

Consultations

Nearby owners/occupiers were notified of the application and representations were received from no. 2 Phoenix Drive which can be summarised as follows:

- o Loss of sunlight to home and garden

The Council's Highways Officer states that the proposal will increase the property from 1 bedroom to 3. The application site is situated in a PTAL 1b (low) location and as such increased car ownership could be expected. Improved on-site car parking facilities to accommodate 2 cars are proposed which should be sufficient and although the fencing and gates proposed which result in a variation to that of the existing, these are not considered to significantly alter the existing highway conditions in this location where traffic speeds are likely to be low. Therefore, the Council's Highways Officer raises no objection, subject to a number of conditions.

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
BE7 Railings, Boundary Walls and Other Means of Enclosure
H8 Residential Extensions
H9 Side Space
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance

Planning History

Under ref: 66/00430, planning permission was refused for Alterations and additions to the property.

Under ref: 67/01256, planning permission was refused for the rebuilding of the single storey dwelling in stages.

Under ref: 74/02231, planning permission was granted for the re-build of part of the semi-detached house to provide a living room with bedroom over.

Under ref: 79/01384, planning permission was granted for a front porch.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and of the area in general, and the impact that it would have on the amenities of the occupants of surrounding

residential properties. Impact on highway safety and parking will also be a consideration.

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 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.

On site it can be seen that the application property currently has a two storey element attached to no. 3 with a single storey element to the north. The property is wide, but narrow in length and, along with the other properties in the road, does not benefit from any amenity space to the rear. As such the property is located within about 1m of the rear boundary which forms the rear boundary of no. 2 Phoenix Drive. However, the rear of no. 2 Phoenix Drive is sited at a greater distance of approximately 16m from this shared boundary. To the north of the property lies an access road which serves the rear of properties in Croydon Road.

The proposed first floor side extension will extend approximately 4.3m in width to the northern side of the dwelling above part of the existing single storey element. It will be set back from the front building line of the existing two storey element of the property by approximately 0.1m, and will have a hipped roof with side gable end similar to the existing roof, but with a ridge height set approximately 0.35m lower than the existing roof, when scaled from the submitted drawings.

Policy H9 states that adequate side space of normally 1m should be retained to the boundary for a development of two or more stories. This is expected for the full height and length of the flank wall which includes any single storey ground floor aspect. This is to help prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. It is noted that the existing single storey part of the property is located 0.7m from the side boundary. However, the flank wall of the proposed first floor extension would be located around 6m from the side boundary, and as such will retain significant separation at first floor. The presence of the existing access road and distance to the neighbouring properties in Croydon Road adds further separation to these neighbouring properties. A degree of openness to the side boundary will therefore be maintained.

The extension would increase the width of the dwelling at first floor, and given the proximity of the property to the rear boundary, which forms the rear boundary of no. 2 Phoenix Drive, the increase in development across this rear boundary and as

such the impact on the visual amenities of the neighbouring property to the rear would need to be given careful consideration. Concerns have been raised by the occupiers of no.2 with regards to loss of light to the garden and property. However, whilst there will be an increase in development in close proximity to this boundary, a proportion of the rear boundary of no. 2 Phoenix Drive would remain undeveloped at first floor. Furthermore, given the separation to the neighbouring dwelling provided by the rear garden of no. 2, there is unlikely to be any significant loss of light to the rear of this property as a result of the development. The extension would be subservient to the main dwelling and would to some extent be screened by the existing vegetation which lies along the common boundary. No first floor windows are proposed in the rear elevation of the extension, although a new window is proposed within the first floor rear elevation of the existing dwelling which will serve a hallway and is shown to be non-opening and obscure glazed. Accordingly, on balance, the proposed extension is not considered to give rise to any significant loss of amenity to the occupiers of this neighbouring property in terms of light, outlook or privacy.

The proposed first floor extension would be subservient to the main dwelling and would be finished with materials to match the existing property. On site it can be seen that the adjoining property at no. 3 is of a differing design and is substantially wider at first floor, albeit with a different roof profile and shallower pitch. In addition, whilst the other properties within the road have a similar footprint in that they are narrow in length and much broader in width, there is no uniform design or style and many benefit from greater space at first floor than no. 1. Therefore, it is considered that the addition to the first floor at the side would not be out of character with the host dwelling nor the streetscene in general.

The single storey front extension will project forward of the existing single storey element of the property by approximately 0.3m to facilitate the proposed first floor extension above. It will not extend any further forward than the existing two storey element of the property and will have a flat roof to match the existing single storey element. A large set of patio doors are proposed in the front of the extension which will lead from the living room to the proposed decked area. A new set of patio doors, to replace an existing window, are also proposed in the ground floor front elevation of the existing two storey dwelling which will also lead out onto the proposed decking. The existing front porch is to be removed and the entrance door relocated more centrally with the single storey element of the property, and the ground floor front elevation of the proposed single storey front extension and single storey element of the existing dwelling is shown to be clad in vertical timber boards. Windows are also shown to be removed from the rear and side elevations of the existing single storey structure and two new low level roof lights proposed within the flat roof of this existing single storey element. The existing first floor window in the front elevation of the existing dwelling is also shown to be replaced.

The proposed single storey front extension would not extend beyond the front part of the dwelling adjoined to no. 3 and as such would not result in any loss of light or outlook, and the alterations to the front façade and fenestration would not result in any increased opportunities for overlooking or loss of privacy. Whilst the use of patio doors within the front elevation are unusual, in this instance the front garden of no. 1, as with all the properties within Quiet Nook, provides amenity space to the

dwelling due a lack of any rear garden space. The use of timber cladding would add interest to the front of the property, and as there is no distinctive design or type of materials to the properties within Quiet Nook it would not harm the overall streetscene. In addition, all the new windows proposed in the front elevation would replace existing openings and are shown to be of a similar style and colour.

Alterations are also proposed to the existing driveway with new front boundary fence proposed and new decking to the front garden. The decking will be located directly in front of the dwelling and adjacent to the side boundary shared with no. 3. It will have a depth of approximately 2.3m from the front of the dwelling and is shown to be 0.15m in height. A small sunken water feature is also shown within the decking. The existing driveway which is sited adjacent to the northern side boundary is shown to be enlarged in width to provide parking for two cars. A large proportion of the existing grassed area will be maintained and the proposed driveway and decking would not result in any undue harm to character and appearance of the streetscene nor to the amenities of the neighbouring properties.

The proposal also includes the addition of fencing to the top of the existing front boundary wall to a maximum height of between 2 and 2.1m from ground level and the removal of part of the front boundary wall to facilitate a larger access to the proposed driveway. This access will benefit from new timber slated inward opening electronic gates and a timber pedestrian gate to a height of 1.4m. The existing front boundary enclosures along Quiet Nook vary with some properties having low level walls and fences and other with slightly higher hedges and vegetation.

Policy BE7 seeks to ensure that new enclosures are appropriate in scale, location and design and that they would not erode the open nature of the area of adversely impact on local townscape character. The proposed new front boundary treatment will be taller than that of the existing and will extend across the full width of the property with new vehicular and pedestrian access gates. It is also noted that none of the surrounding properties benefit from the use vehicular gates. However, taking into account the modest height of the new gates, they are, on balance, considered to be acceptable and would not cause significant harm to the character of the area or street scene in general nor to the visual amenities of the neighbouring properties, as to warrant a refusal of planning permission on this basis. In addition, the Council's Highways Engineers have not raised any concerns with regards to highway safety and support the additional car parking spaces proposed.

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 and appearance of the host dwelling or of the area in general. There would also be no adverse impact on parking or road safety.

as amended by documents received on 11.07.2016

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 in the first floor rear 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