

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 16/02253/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:

Proposed enclosed swimming pool and rooflight, 1x storage shed, 1x storage containers, 1x green house to be located in rear garden. Demolition of existing garage/car port and reconstruction and replacement with triple garage on the ground floor and gym, storage and study on first floor (alteration to permission ref 16/00367/FULL6)

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 3

Proposal

Planning permission is sought for a proposed enclosed swimming pool and rooflight, 1x storage shed, 1x storage containers & 1x green house to be located in rear garden. Demolition of existing garage/car port and reconstruction and replacement with triple garage on the ground floor and gym, storage and study on first floor (alteration to permission ref:- 16/00367/FULL6)

The application site is a detached dwellinghouse located to the west of Shortlands Golf Club and the River Ravensbourne. The existing house lies in Flood zone 2 and part of the garden & garage in Flood Zone 3.

The application is a revision of planning application ref:- DC/16/00367 which was granted planning permission on 13th May 2016. The applicant now wishes to add an additional storey to the approved garage, build a swimming pool in the rear garden and erect several small sheds/storage facilities and a greenhouse.

Consultations

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

- The revised application introduces a second storey to the proposed garage, with windows all along the southern elevation. The revised roofline will be more obvious.
- The revised application intrudes a second storey to the proposed garage which is a gym and study. This suggests far more frequent use by people. There would be nothing to prohibit using the study as a home office
- The proposal is now for a gym on the first floor, disabled access must be more of a challenge.
- Any development close to the river must be carefully considered
- The garage is to be 5m in height which is twice as high as the current structure.

Consultee comments

Highways comments - no objection.

Environment Agency comments -

The Environment Agency had previously objected to the development on the basis that additional information was required to demonstrate that the proposed development would not impede access to the river for maintenance and emergency repair.

A further response was received by the EA on the 28th July which stated "The applicant's agent has forwarded us an additional drawing (ref: D/27B) in response to our previous letter dated 14 July 2016 requesting clarification of the proposed development relative to the river bank. On this basis we can remove our previous objection. Please note we would not accept further encroachment towards the river in any future planning application at this site and would seek improved access to the river to allow maintenance and repairs. With respect to flood risk management we refer you to our advice set out in our previous letter".

Flood risk activity permit

Please be aware that the Ravensbourne, is a designated 'main river' and under the jurisdiction of the Environment Agency for its land drainage functions. As of 6 April 2016, the Water Resources Act 1991 has been amended and flood defence consents will now fall under the Environmental Permitting Regulations. Any works in, over, under or within 8 metres of the top of bank will require a permit. The applicant should email enquiries@environment-agency.gov.uk or call 03708 506 506 to apply.

Drainage - no objection, subject to conditions

Thames Water - no objection

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: General Design Principles
SPG2: Residential Design Guidance

London Plan (2015)

The National Planning Policy Framework (NPPF) is a consideration.

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.

Garage/office

In front of the existing house lies a detached garage and car port. As part of the previously approved application permission was granted to increase the footprint of the garage, mainly the width and to double up and use the garage as a garage/home office. The new garage is to be built using brickwork, roof tiles and timber to match that of the existing dwellinghouse. The applicant now wishes to increase the size of the garage further by adding an additional storey. Set out below are the dimensions of the existing garage, the approved and the proposed scheme.

Existing - 7.2m wide x 2.3m high x depth x 6m in depth
Approved scheme - 15m wide x 3.6m high x 6m in depth
Proposed scheme - 13.7m wide x 5m in height x 6m in depth

The submitted plans show a triple garage on the ground floor and a gym, storage & study on the first floor. At first floor level four new sets of upvc windows are proposed on the southern elevation facing the rear garden & No. 48-54 Ravensbourne Rd. Two new sets of upvc windows are also proposed on the northern elevation overlooking the River Ravensbourne. No windows are proposed in the flank elevations. The increase in the approved footprint of the garage and additional storey does represent a cumulative increase in development which changes the nature of the use from a garage to an outbuilding which also facilitates a gym and storage facility at first floor level. Furthermore the use of the first floor necessitates the need for additional windows in the southern elevation. There is concern that these windows will overlook the rear gardens of No.48-54

Ravensbourne Rd. The garage also lies within close proximity of the River, however, following the submission of additional information by the agent the Environment Agency have withdrawn their objection to the development, but asked that the applicant to apply for a permit to obtain access.

The garage would have a domestic appearance, appearing to an extent as a separate dwelling rather than an ancillary outbuilding. The position of the proposed garage, next to the car park of Shortlands golf club would be awkward and jarring in the context of the site which lies back from Ravensbourne Avenue and behind the rear gardens of No's 48-54 Ravensbourne Road.

In appearing domestic in scale and appearance, and being set over two storeys, the proposal would undermine the spatial characteristics and distinctiveness of the locality. The proposal replaces a structure of very low visual impact and the proposed building would be more immediately appreciable when viewed from the rear first floor windows of the properties who will overlook the garage.

The Council considers that the garage could potentially be converted and severed to form self-contained severed accommodation. The enforceability of a condition to prevent the unauthorised severance of the site would be reliant on surveillance to assess the nature of occupation and to ensure that the use of the building would be wholly ancillary to the main dwelling.

There are no objections to the proposal from a technical highways perspective and on that basis it is considered that the proposal would not have a detrimental impact on the ability within the site to provide adequate parking to serve the host dwelling, and the proposal would not have a detrimental impact on highways safety.

Swimming pool

The proposed swimming pool would be built in the rear garden of the host dwellinghouse. It will be built behind the approved conservatory and measure 18.5m in width x 6m in depth x 2.7m in height with a flat roof and roof light. The building is proposed to be built using a combination of timber cladding and white render. Several doors and windows are proposed facing towards the river. The swimming pool is to be built closest to the shared boundary with No. 56-60, although being only 2.7m in height it will be below the fence line of these properties so is unlikely to be viewed except however from rear bedroom windows of these properties. The swimming pool will elongate the property making the total depth 40m (the main dwellinghouse and swimming pool combined). The approved scheme extends to a total depth of 28m. Part of the swimming pool will lie in Flood Zone 3, however the Environment Agency have raised no objection.

Outbuildings

Three separate outbuildings are proposed in the far north-western corner of the rear garden comprising a greenhouse, storage container and storage shed. All three structures will extend to approximately 2m in height and between 3-4m in width. Both storage structures are proposed to be metal clad and painted green. The greenhouse is proposed to be made from glass and painted green. The

structures will be positioned 1m from each shared boundary fence. The structures are considered acceptable from a design and neighbouring amenity perspective. All three of the structures also lie in Flood Zone 3 but again no objection has been raised by the Environment Agency.

Impact to neighbouring amenity & flooding

Several letters of objection has been received for the reasons set out above. The increase to the height of the garage is the main concerns raised as it will double the height of the existing garage and the windows in the front elevation will overlook the rear gardens 48-52 Ravensbourne Rd. The additional storey to the garage needs to be weighted up against the impact to the neighbours in the form of privacy and overlooking. The garage/gym/study would be separate from the main dwellinghouse, albeit a short distance away but a condition would be needed to prevent any severance from occurring.

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 swimming pool and outbuildings appear to be considered acceptable however the increase in height to the garage is considered to impact upon neighbours because of its height and windows in the first floor elevation that will lead to overlooking and a loss of privacy to neighbours.

Having had regard to the above it was considered that the development in the manner proposed is not acceptable and that it would result in a significant loss of amenity to local residents.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed triple garage by reason of its height and windows located in the southern elevation will cause overlooking and a loss of privacy to the neighbouring gardens of No.48-52 Ravensbourne Rd, contrary to Policies BE1 and H8 of the Unitary Development Plan.**
- 2 The proposed garage would, by reason of its size, siting and layout, be easily capable of being severed and used as a separate dwelling house which would result in an undesirable overdevelopment of the site, prejudicial to and out of character with the amenities of the area, contrary to Policy H8 of the Unitary Development Plan, Policy 7.4 of the London Plan and the National Planning Policy Framework.**