

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

Application No : 16/04084/FULL6

Ward:
Bickley

Address : 3 Alpine Copse Bickley Bromley BR1
2AW

OS Grid Ref: E: 543080 N: 169210

Applicant : Mrs Catherine Harrison-Higham

Objections : YES

Description of Development:

First floor side extension (amendment to planning permission 16/02271/FULL6)
RETROSPECTIVE APPLICATION

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 10

Proposal

The application site is a two storey detached property located on Alpine copse, a cul-de-sac of 13 properties. The site is located within an Area of Special Residential Character.

This retrospective application seeks permission for a first floor side extension to increase the side dormer. The proposed extension will be 9.85m wide, flush with the front elevation. The flank elevation will be blank. One new window is proposed in the front and rear elevations and the flat roof will contain two roof lanterns.

This application is a revision of permission 16/02271/FULL6 to increase the first floor side extension by 0.5m to bring it in-line with the front elevation.

Revised plans were received 01/11/2016 which incorporated a pitched roof to the first floor extension.

Consultations

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

- Not in keeping with the existing properties. There are 16 similar type houses in the area, none of which have the dormer type window flush with the front.
- Not in accordance with Space Separation and Fire Spread.
- Concern regarding proximity to boundary
- Height has been increased

- Concern regarding installation and siting of an external air condition unit and associated tubing and electric cabling
- Not built in accordance with approved plans

Five letters of support have also been received from local residents which can be summarised as follows:

- Support and prefer the 'flush' addition to the property
- It enhances the building

This application has been "called-in" to committee by a local Ward Councillor.

Planning Considerations

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

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The London Plan (2015)

Policy 7.4 Local Character
 Policy 7.6 Architecture
 Policy 7.8 Heritage Assets

Unitary Development Plan (2006)

BE1 Design of New Development
 H8 Residential Extensions
 H9 Side Space
 H10 Areas of Special Residential Character

Other Guidance

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

Planning History

The site has been subject to a previous planning application:

- 08/01762/FULL6 - Part one/two storey front/side extension - Permitted 13.11.2008
- 16/02271/FULL6 - First floor side extension - Permitted 15.07.2016
- 16/02271/AMD - Amendment: Bring the extension forward to become flush with the existing elevation - Amendment Requires Planning Permission 24.08.2016

Conclusions

The main issues relating to the application are the impact that it would have on the amenities of the occupants of surrounding residential properties and the effect on the Area of Special Residential Character within which it is located.

This application has been submitted following a recent permission under planning ref: 16/02271/FULL6 for a first floor side extension. This current application seeks

to increase the extension by projecting a further 0.5m forward, to be flush with the front elevation of the property and thereby removing the cat-slide roof. Revised plans were received 01/11/2016 which proposes a pitched roof to the first floor extension.

From visiting the site it was noted that the extension has already been built flush with the front elevation therefore this is a part retrospective planning application.

Design

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

In addition, the site is located within an Area of Special Residential Character (ASRC). Policy H10 requires development to respect and complement the established and individual qualities of the individual areas.

The alteration to bring the first floor side extension flush with the front elevation will be highly visible from the street. Concerns have been raised from the neighbouring property with regards to the impact on the character of the property and surrounding area. From visiting the site it is noted that the first floor side extension has been constructed flush with the front façade. The extension is clad with painted timber to match the existing property. The resulting extension removes the existing catslide roof therefore alters the appearance of the property. Amended plans (received 01/11/16) proposed a pitched roof to somewhat mirror the roof of the existing first floor side extension, permitted under planning ref. 08/01762/FULL6. Therefore the proposal would result in an impact on the ASRC, however it is not to such a degree that would warrant refusal of the application.

Comments received from neighbours also relate to the completed building works not being in accordance to the permitted plans. This retrospective application seeks to regularise the alterations which bring the first floor side extension flush with the front elevation.

Impact on Adjoining Properties

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 overshadowing.

With regards to neighbouring amenity, the proposal is not considered to result in any impact on level of light, outlook or privacy, over and above that resulting from the original consent, ref: 16/02271/FULL6.

Summary

Taking into account the above, Members may therefore consider that in so far as the design and appearance of the outbuilding and the impact on neighbouring amenities, the development would accord with Policies H8 and BE1 of Bromley's

Unitary Development Plan, which seek to ensure that the proposal is of a high standard of design, that it would not adversely affect the character and appearance of the ASRC, and would not cause undue harm to the amenities of the neighbouring residential properties as to warrant a refusal of the application.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 16/04084/FULL6 and 16/02271/FULL6, excluding exempt information.

As amended by documents received on 01.11.2016

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 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.