

SECTION '2' – Applications meriting special consideration

Application No : 16/04481/FULL6

Ward:
Plaistow And Sundridge

Address : 21 Edward Road Bromley BR1 3NG

OS Grid Ref: E: 541013 N: 170456

Applicant : Mr R Patel

Objections : YES

Description of Development:

Part 1/2 storey side/rear extension including juliet balcony to rear and single storey front extension. Roof alterations incorporating hip to gable to rear and 4 no. dormers to front. Elevational alterations including alterations to fenestration layout.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 7

Proposal

Planning permission is sought to extend the existing dwelling house to the front, sides and rear elevations as well as alterations to the roof to incorporate 4 dormer windows to the front elevation, resulting in an increased footprint to the house over three storeys.

The application also includes the demolition of the existing detached garages along the north-east boundary, with the development of a new garage to be built on the southern boundary closest to the neighbour at No.19.

The application site is a detached dwellinghouse located on the north western side of Edward Rd, Bromley. Edward Rd is a residential road characterised by a variety of detached dwellinghouse of varying ages. No.19 Edward Road, located to the southern shared boundary with No.21 is a nursing home.

Consultations

Nearby owners/occupiers were notified of the application and several letters of representations were received. The contents of which can be outlined below:-

- Lack of parking provision
- The proposal will result in overshadowing and an increased sense of overlooking
- Loss of privacy due to the additional windows in the proposed side elevation
- The sheer scale of the proposed development in relation to the plot size is excessive
- Constituting in an over-development of the site
- Obstruction of sun-light
- The proposal is out of character with the surrounding area due to the size of the proposal when considered alongside the plot size

- The proposal fails to give any details of drainage from the site. This is of great concern due to the vastly increased roof area.
- The loss of a substantial area of the garden is likely to be harmful to the setting of the building.

Full & detailed copies of the objection letters can be found on the application file.

Environmental Health Housing comments are available on the file.

In regards to lighting and ventilation- There must be an area of openable window equivalent to 1/20th of the floor area to the room to achieve the natural ventilation requirement.

From a Highways perspective- no objection was raised.

Planning Considerations

Unitary Development Plan

- BE1 Design of New Development
- H7 Housing Density and Design
- H8 Residential Extensions
- H9 Side Space
- NE7 Development and trees
- T1 Transport Demand
- T7 Access
- T3 Parking
- T7 Cyclists
- T18 Road Safety

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

The London Plan

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality and design of housing developments

Policy 5.3 Sustainable design and construction

Policy 5.13 Sustainable drainage

Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 Cycling

Policy 6.13 Parking

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Mayor's Housing Supplementary Planning Guidance (2015)

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

Planning History

Planning History

A similar proposal also for a proposed front, side and rear extensions, including roof alterations under reference: 16/01534/FULL6 was withdrawn in June 2016.

Furthermore, of relevance is the planning history of No.19 Edward Rd (neighbouring property) which was granted planning permission on appeal for a detached part one/part three storey building for a nursing home comprising 24 one bedroom and 3 two person rooms with 10 car parking spaces a three storey nursing under planning application ref:- 94/0121.

Conclusions

The main issues are the effect of the proposed development upon the character and appearance of the street scene and the effect of the proposed development on the living conditions of adjoining neighbours.

Design

Policies H8, H9, 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. Consistent with this, the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

The existing five bedroom house sits centrally within a large plot and has two garages located on the northern boundary. The applicant proposes to substantially increase the footprint of the existing dwellinghouse taking it to a seven bedroom dwellinghouse, each with an en-suite bathroom. The roofspace will be utilised to facilitate two further bedrooms, each with ensuite, gym, steam & sauna rooms & games room and a bar. Four small dormer windows would be added to the roof, along with alterations to the layout and fenestrations of the front elevation to incorporate a gable-ended front extension.

To the rear three sets of patio doors will be added to the ground floor layout, one juliet balcony at first floor level with two more at second floor level. Each flank elevation will see several sets of new windows added at first and second floor levels, the majority of which will be obscure glazed, as labelled on the submitted drawings.

The proposed additional development will see the height of the property remain at 9m in height, which will mean there is no increase in height, but the width will increase from approximately 12.7m to 25.1m and the depth from 11m to 17.2m. The additional development will add considerable bulk and mass to the property.

Policy H9 also requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary. However, H9(ii) states that 'where higher standards of separation already existing in residential areas, proposals will be expected to provide a more generous side space. The proposed development does comply with policy H9 with a 2m side space being left to the boundary with No.23.

It is considered that the proposal from a design perspective is acceptable. It was noted on the site visit and from the planning history that large properties do exist along Edward Rd. However, the proposed enlargements to the property taken cumulatively will make the property appear cramped within its plot size. This is despite the proposal in principle complying with the Council's side space policy.

Taking into account the existing layout and space around the host property, members should consider that the substantial increase in footprint would result in an overdevelopment and intensification of the site, which would significantly detract from the street scene contrary to Policies BE1 and H8 of the UDP.

Neighbouring amenity

Policy BE1 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. The main impact of the proposal would be on the immediate neighbouring occupiers at No.19 and No 23 Edward Road.

Whilst No.19 is a three storey nursing home there are several windows proposed in the flank elevations at first and second floors, albeit the majority will be obscure glazed. However, the window serving bedroom 7 will not be obscure glazed, therefore this will lead to the proposed bedroom looking directly into the flank elevation of No.19.

In the case of the opposite flank elevation all of the proposed windows will be obscure glazed at first and second floor level, including the window serving bedroom 6, thus reducing the risk of overlooking.

However, the increase to the depth and width of the property will also see an expanse of additional windows in the flank elevation at ground floor level, as well as to the rear which will lead to an increased sense of enclosure, overlooking and loss of privacy to the neighbouring property.

Furthermore, the increase depth would mean the host property would protrude beyond the rear wall of the neighbouring property leading to a loss of outlook to number 23.

Summary

Taking into account the above, Members may therefore consider that the design and appearance of the development as submitted would fail to respect the scale and form of the host dwelling and lead to a loss of amenity to the neighbouring occupiers at number 19 and 23 Edward Road, contrary to Policies BE1 and H8 of Bromley's Unitary Development Plan, which seeks to ensure that the proposal is of a high standard of design.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

1. The proposed development by reason of the proposed scale and depth, does not respect the scale or form of the host dwelling and would result in an awkward, bulky and dominant form of development, harmful to the character and appearance of the host dwelling contrary to BE1 Design of New Development and H8 Residential Extensions of the Unitary Development Plan (2006) and Supplementary Planning Guidance No 1 General Design Principles & No 2 Residential Design Guidance.

2. The proposed additional development to No.21 Edward Rd would be harmful to the amenities of the neighbouring properties at number 19 and 23 by way of loss of outlook and privacy contrary to Policies BE1 Design of New Development and H8 Residential Extensions of the Unitary Development Plan (2006) and Supplementary Planning Guidance No 1 General Design Principles & No 2 Residential Design Guidance.