

SECTION '2' – Applications meriting special consideration

Application No : 16/05282/FULL6

Ward:
Bickley

Address : Redroof Woodlands Road Bickley
Bromley BR1 2AP

OS Grid Ref: E: 542940 N: 169233

Applicant : Mr A Sharma

Objections : YES

Description of Development:

Enlargement of roof to provide first floor accommodation, replacement porch and elevational alterations

Key designations:

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

Proposal

Enlargement of roof to provide first floor accommodation, replacement porch and elevational alterations

The site comprises a single storey residential dwelling, sited on the northern side of Woodlands Road.

The proposed development will provide a first floor extension to the house, increasing the height of the house from 4.6m to 7.5m. The roof will be pitched to provide an orthodox two storey house with a cat-slide to both flanks.

The proposal will include a replacement front porch that will have a forward projection of 2.7m and a flat roof with a height of 3.2m. Other alterations include elevational changes to provide French doors to the rear elevation and fenestration alterations.

Location

Redroofs comprises a single storey detached dwelling on the northern side of Woodlands Road. The wider area is characterised by a mix of single and two storey residential dwellings sited on generously sized plots. The site and surroundings for part of the Bickley Area of special Residential Character (ASRC).

Comments from Local Residents

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

- Loss of light and outlook from side kitchen door at Shelleys
- Overshadowing as a result of the proximity to neighbouring house
- Loss of amenity to neighbouring dwellings
- Harmful impact on the character of the Area of Special Residential Character.
- Excessive overdevelopment of the site
- Proposal does not differ significantly from the previous scheme and does not overcome the grounds of refusal.

Consultations

None.

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
H8 Residential Extensions
H9 Side Space
H10 Areas of Special Residential Character

Emerging Local Plan

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 - Residential Extensions
Draft Policy 8 - Side Space
Draft Policy 37 - General Design of Development
Draft Policy 44 - Areas of Special Residential Character
Draft Policy 77 - Landscape Quality and Character

Planning History

Planning permission was refused under ref. 16/01315 for enlargement of roof to provide first floor accommodation, replacement porch and elevational alterations. The refusal grounds were as follows:

'The proposed development, by reason of its scale, design and siting, would result in a harmful impact on the character and appearance of this part of the Bickley Area of Special Residential Character (ASRC) and an unsatisfactory relationship with the adjacent property at Shelleys, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan, the Council's adopted Supplementary Planning Guidance and the National Planning Policy Framework.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Bickley Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The previous application for extensions to the dwelling, which was refused under ref. 16/01315, proposed an increase in roof height and the provision of a first floor level of accommodation. It was considered that this additional bulk to the dwelling and the siting in close proximity to Shelleys would have a harmful impact on the character of the ASRC and an unacceptable relationship with this immediately adjacent bungalow.

The current application has been submitted with a reduced roof height from 8.1m to 7.5m and a cat slide roof to both sides of the building, reducing the bulk of the resulting two storey house.

The proposed design provides an eaves height that would match that of Shelleys and this would improve the relationship that the building would have with Shelleys. Given the close proximity of the two buildings, the relationship between them is particularly sensitive and it is considered that the proposal would remove the sense of bulk in close proximity to this neighbouring bungalow.

The overall height of the proposed roof has also been reduced and although the height will exceed the height of Shelleys the reduced roof pitch will separate the bulkiest part of the roof from the boundaries of the site. The 0.5m reduction in overall roof height would further reduce the visual impact of the scheme in respect to the character of the ASRC and the neighbouring house. On balance the proposal would not impact harmfully on the character of the ASRC.

The proposed dwelling will not increase in footprint and therefore will not extend further to the front or rear of neighbouring properties. It is noted that there is a flank kitchen door at Shelleys that would be affected by the additional bulk, however the kitchen benefits from other sources of light and outlook and therefore this impact alone would not be considered sufficient to warrant a refusal. Although the development would provide a sense of additional bulk from the perspective of Shelleys, the development would not result in a significantly harmful loss of light or prospect wither from windows or garden areas at Shelleys. The impact on Shelleys was not considered objectionable under ref. 16/01315.

To the opposite flank, the development will be sited a significant distance from No. 1 and will avoid undue impact on residential amenity.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in an unduly detrimental impact on the character of the ASRC and would not impact harmfully on the amenities of neighbouring properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 16/01315 and 16/05285 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 A side space of 1 metre shall be provided between the western flank wall of the extension hereby permitted and the flank boundary of the property**

Reason: In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 5 Before the development hereby permitted is first occupied, the proposed window(s) in the second floor flank elevation shall be**

obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 6 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.