

SECTION '2' – Applications meriting special consideration

Application No : 17/00093/FULL6

Ward:
Shortlands

Address : 95 Shortlands Road Shortlands Bromley
BR2 0JL

OS Grid Ref: E: 538689 N: 168562

Applicant : Mr Andrew Tsiaoukkas

Objections : YES

Description of Development:

Part retrospective application for retention of existing two storey and single storey extensions and roof extensions including increase in roof height (0.3m) and east and west facing dormer windows (originally permitted under application references 13/03375 and 13/03731) - and proposed elevational alterations including a new line of ridge tiles

Key designations:

Biggin Hill Safeguarding Area
Highways Proposal sites
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

This application seeks regularisation of and modifications to existing extensions which have been constructed. The proposed changes comprise of the following works:

- an increase to the height of the bargeboard (eaves detail) on the north, east and west facing gables at the property;
- the addition of a second storey north facing window (porthole design);
- tile-hanging to the west facing dormer window facing Hayes Lane; and
- insertion of a new line of ridge tiles on the northern elevation of the building

In addition, the following additional modifications have been incorporated in the proposal during the course of this application (by amended documents received on 1.3.17):

- the insertion of a dummy first floor window along the northern elevation of the building; and
- the repainting of the building to white.

The application is accompanied by a Planning, Design and Access Statement which sets out the nature of the changes proposed, alongside details of previous planning permissions affecting the site.

This application has been called-in by Ward Councillors.

Location

The application site occupies a prominent corner position at southern end of Shortlands Road, adjacent to its junction with Hayes Lane. The site incorporates an area of 0.11ha and is occupied by a single detached dwelling - the subject of this planning application.

The surrounding area is predominantly residential in character. The NE site boundary abuts the Shortlands Road Conservation Area, which also encompasses houses on the facing side of Shortlands Road. The opposite side of Hayes Lane falls within the Park Langley Conservation Area.

Consultations

Comments from local residents

Nearby owners/occupiers were notified of the application and one representation was received, summarised as follows:

- closing of former first floor windows facing Shortlands Road results in strange appearance
- proposed second floor porthole is insufficient and former first floor window should be replaced
- grey rendering colour is undesirable and out of character with the area
- site is extremely visible from surrounding roads
- other examples of development cited by the applicant are not comparable
- house stands out against the other buildings along Shortlands Road and Hayes Lane
- development damages local architectural character and damages views into and out of the area
- imposing and dominant building, an eye sore
- cumulative impact of single storey extension, including visual impact and loss of privacy
- addition of porthole on northern side of the building and plaster lintels above each of the first floor openings is a welcome feature
- additional height results in a more imposing development
- two south-facing rooflights could result in loss of privacy

Comments from consultees

Not applicable.

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

BE13 Development Adjacent to Conservation Areas

H8 Residential Extensions

London Plan:

Policy 7.4 Local Character

Policy 7.6 Architecture

The National Planning Policy Framework is also a material consideration in this appeal.

Planning history

The site is the subject of a fairly detailed planning history. The applications most relevant to this current proposal are set out below:

13/03375/FULL1

Under application reference 13/03375/FULL1 planning permission was granted in December 2013 for the enlargement of the existing house along its southern end to incorporate a kitchen/diner and games room and study. Permission was also granted for a porch along the northern side of the dwelling. The proposal did not include any additional first floor accommodation; however some internal reconfiguration was incorporated on the plans. In addition, the proposed plans appeared to show changes to the external elevational and fenestration treatment.

Amongst the conditions included was No 2 which stated:

Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

The above condition was not discharged.

13/03375/AMD

Under reference 13/03375/AMD, the Council approved a non-material amendment in April 2014 involving modifications to the fenestration design.

13/03731/FULL1

Under application reference 13/03731/FULL1 the Council granted planning permission in January 2014 for a roof extension including a raised roof area and associated openings to serve a master bedroom and en-suite. The maximum height of the ridge was shown to be increased to 8.55m (up from 8.0m).

13/03731/AMD

Under reference 13/03731/AMD an application for a non-material amendment - referred to in the application form as 'Roof extension to be formed within form of existing style without raised element' - was also approved in April 2014. The substance of the changes was illustrated in Drawing No 010. The changes included a more modest increase to the roof height by 0.3m (rather than 0.55m); however, the eaves height was increase by 0.3m.

The table below provides a summary of all previous planning applications relating to the site.

Reference	Description	Status	Decision Date
72/03731	Detached chalet bungalow and garage	Refused	19.12.1972
87/03749/FUL	Demolition of existing car port and erection of detached double garage and formation of vehicular access	Permitted	17.02.1988
00/00848/FULL1	Formation of vehicular access to Shortlands Road	Permitted	03.05.2000
13/03375/FULL1	Erection of single storey side extensions, single storey rear extension and front porch extension	Permitted	04.12.2013
13/03731/FULL1	Roof extension including raised roof area and additional openings to provide a master bedroom and en suite	Permitted	06.01.2014
13/03375/AMD	AMENDMENT: To alter windows from white to grey timber frames double glazed windows, reduction of east bay window from a full height window to a 820mm high sill and alteration of a single glazed panel in the outbuilding to A2 part window	Approved	11.04.2014
13/03731/AMD	AMENDMENT: Roof extension to be formed within existing roof space with no increase in ridge height	Approved	11.04.2014
14/01369/FULL6	Single storey side extensions, part one/two storey rear extension and front porch extension	Refused	09.06.2014
14/02523/FULL1	Replacement of the existing boundary fence with an external wall and shiplap fencing, creation of a covered car port to the front garden area	Refused	29.09.2014
14/04296/FULL1	Replacement boundary fencing to	Permitted	18.06.2015

	include provision for access to refuse store		
14/04308/FULL1	Replacement of existing boundary fence with approx. 2.1m high wall with railings, approx. 2m high fence, approximately 2.3m high timber gates and refuse and recycling store	Refused	01.04.2015
16/02355/FULL6	Car port (retrospective application)	Permitted	28.07.2016

Conclusions

The principal considerations in this case relate to the impact of the proposal on local character, including its effect on the setting of, and views into and out of the neighbouring Shortlands Road and Park Langley Conservation Areas.

This application follows discussions between the applicant and the Planning Department, relating to the degree of conformity between the dwelling as enlarged/alterd and as approved under application references 13/03375 and 13/03731. Following those discussions, it had been established that the main differences between the dwelling as approved and as-built comprise the following:

- increase in the eaves height – the gap between the first floor windows and eaves has been increase from 0.3m (as approved in 13/03731/AMD) to 0.8m;
- whilst the height of the building remains commensurate with the plans approved under ref. 13/03731/AMD, as a consequence of the increase in the eaves height, the overall height of the roof has been decreased by around 0.3m and there has been a corresponding change in the proportions of the roof, including in relation to the five gables;
- as a result of the above changes, the house incorporates a larger expanse of rendered walling – particularly above first floor window level – and its vertical emphasis has been increased accordingly;
- at ground floor level, there has been a change in the design of the fenestration along the north, west and east elevations, whilst the roof above the single storey element incorporates wider overhangs;
- at first floor level, the window central window along the north elevation has been omitted, whilst the tile hanging previously shown along the northern elevation (surrounding the omitted window) has been replaced by render; and
- at roof level, the western face of the dormer is not entirely tile hung

In its existing form, it is considered that the dwelling undermines local character. Whilst the surrounding area contains a diverse building stock, it is considered that the design of the building varies markedly from its surroundings, both in terms of its proportions and external finish. These differences are intensified as a result of its prominent location; as such the house has become an unduly dominant feature within the streetscene.

This application seeks modifications to the existing extensions and is partly retrospective. The changes are summarised below:

- an increase to the height of the bargeboard (eaves detail) on the north, east and west facing gables at the property;
- the addition of a second storey north facing window (porthole design);
- tile-hanging to the west facing dormer window facing Hayes Lane; and
- insertion of a new line of ridge tiles on the northern elevation of the building
- the insertion of a dummy first floor window along the northern elevation of the building; and
- the repainting of the building to white

Whilst the external dimensions of the dwelling do not project beyond the parameters of the approved extensions – in terms of height and footprint – the main concerns arise from the elevational treatment, including window alignment, eaves height and degree of unrelieved grey rendered walling. These features characterise the existing dwelling.

Taking account of the proposed changes, it is considered that these will serve to mitigate the existing disparity between the dwelling and surrounding houses, providing a suitable degree of relief, and help to reduce its overall dominance. It is considered that these changes will achieve a form of development which better complements the scale, form and materials of adjacent buildings. It is also considered that this proposal will enhance the existing street scene and improve the setting of, and views into and out of the adjoining Shortlands Road Conservation Area.

In terms of undertaking the proposed works, the applicant has requested a period of 8 months in which to carry these out, and has submitted a detailed justification to support this request. In summary, the applicant has emphasised the particular complexities associated with the proposal, including works to the roof, manufacture of new bespoke windows along the northern elevation of the dwelling, insertion of new lintels, and the external painting of the building which is best undertaken in late summer. This request is considered reasonable; accordingly, a condition is included to ensure that the works are undertaken and completed within 8 months of the date of the granting of formal permission.

In respect of neighbouring amenity, whilst concerns have been raised by neighbouring residents in terms of visual impact and loss of privacy, given that the extensions remain within the parameters of the approved extension – and also taking account of the window alignments within the dwelling – it is not considered that this application will lead to a deleterious effect on the living conditions of surrounding residents, either in terms of visual impact or overlooking.

Background papers referred to during production of this report comprise all correspondence on file refs: 13/03375, 13/03731 and 17/00093, excluding exempt information.

RECOMMENDATION: PERMISSION
as amended by documents received on 01.03.2017

Subject to the following conditions:

- 1 The works to the dwellinghouse hereby approved shall be undertaken and completed within eight months after the date of this decision and these shall be permanently retained thereafter.**

Reason:In the interest of the appearance of the dwellinghouse and the character and appearance of the wider area, including the adjacent Conservation Areas, and to accord with Policies BE1, BE13 and H8 of the Unitary Development Plan; Policies 7.4 and 7.6 of the London Plan; and the National Planning Policy Framework.