

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

**Application No :** 16/05652/FULL6

**Ward:**  
Penge And Cator

**Address :** 130 Victor Road Penge London SE20  
7JT

**OS Grid Ref:** E: 535779 N: 170537

**Applicant :** Ms Hannah Deakin

**Objections :** YES

**Description of Development:**

Single storey rear extension. Demolition of existing detached garage and replacement windows.

**Key designations:**

Conservation Area: Alexandra Cottages  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 33

**Proposal**

The application seeks planning permission for a single storey rear extension. The proposed extension will replace an existing 4m deep flat roofed single storey rear structure with a 5.625m deep single storey extension. The proposed extension will project along the boundary with the existing extension at no. 129 and extend for a width of 5m, projecting approximately 1.6m beyond of the side wall of the main dwelling maintaining a separation of 1m to the side boundary with no. 131.

Amended plans were received on 03.03.17 to show a revised roof design. The proposed extension will have flat roof to a height of approximately 2.85m with a pitched roof element sloping down from a height of 3.145m towards the northern side to an eaves height of 2.6m. The flat roofed section at the rear will contain two rooflights. It is shown to be constructed of brickwork to match the existing dwelling with a timber sash window within the front elevation and timber/metal windows to the rear and side.

The single glazed front, side and rear windows within the existing dwelling are also shown to be replaced with double glazed timber sliding sash windows painted light green to match other properties in the area.

The existing single storey detached garage located within the rear garden along the boundary with no. 131 is also shown to be demolished.

## Location

The application site comprises a two storey semi-detached dwellinghouse located on the western side of Victor Road, Penge. The property is locally listed, along with the surrounding dwellings, and lies within the Alexandra Cottages Conservation Area.

The Alexandra Cottages Conservation Area is located in Penge in the north West of Bromley Borough. The conservation area is a compact estate of mid-late Victorian artisans cottages off Parish Lane. It includes properties in Albert Road, Edward Road, Hardings Lane, Parish Lane, Princes Road, and Victor Road.

## Consultations

Nearby owners/occupiers were notified of the application and representations were received with regards to the original drawings from no. 131 Victor Road as well as the Alexandra Resident's Association. Full copies of the objections are available on the file, but can be summarised as follows:

- The height looks quite large
- The main area of the existing extension is over 2 metres from the boundary from no. 131 and the boundary fence is equidistant from both buildings which means there is a space between the two buildings of over 4 metres
- The extension will extend much further back into the rear garden and its full length will be just a metre from the fence between no. 130 and 131
- The flank wall will have an expanse of blank wall with no windows or doors
- The parapet is not necessary and would make it less high
- Detrimental effect on the aspect of no. 131
- Impact on character of the cottages
- The time for response was short as it was over Christmas and New Year
- The location, size, height and design of the rear and side extension and loss of original fabric to the main house does not comply with the requirements of the Alexandra Cottages SPG.
- The application is incomplete and incorrect as the rooflights and their visual impact are not shown on the elevations and adjacent properties are shown at the wrong scale
- The Design and Access Statement does not justify the proposed development
- The route to the new bathroom is convoluted and makes the new bathroom more remote from the upstairs bedrooms which is undesirable and dangerous
- The walk-in larder and utility room has made the extension larger than required for a 2 bedroom cottage
- The height of the extension is 1.5 storey due to the parapet
- The extension is poorly designed
- Overdevelopment to the side and in height

- The Alexandra Resident's Association would support a revised design for a smaller extension, further to the rear and lower in height with no parapet walls or rooflights

The agent also submitted a response to the above objections which is summarised as follows;

- The extension interprets the guidance in a wholly appropriate manner in that the overall size and location is not excessive when compared to either the existing 1980s extension which it replaces or other extensions in the Alexandra Cottages Conservation Area granted permission since the SPG was introduced.
- To refuse the extension would introduce a new restrictive interpretation of the well established policy
- Reference to permissions granted for 126, 129 and 147 Victor Road and 26 Albert Road that are the same scale or larger
- Proposal does not encroach on no. 131 and there is a full 1 metre distance to the boundary fence similar to no. 126
- The extension would be largely obscured from view from no. 131 due to the existing car port
- Large majority of extensions in the Alexandra Cottages Conservation Area extend to the side and many to the boundary such as 129 and 147, and the existing car port at no. 131 adjoins the boundary
- The proposed height is the same as existing, not higher than other extensions in the area and not 1.5 times single storey
- The extension will project into the rear garden to the same extent as current extensions at 5 closest neighbours including no. 131 and no. 129
- The overall garden will be enlarged by the removal of the existing garage
- The proposed rooflight will not be visible from the road or adjoining property due to the parapet providing reasonable light and similar to recent extensions in the area
- The windows in the existing extension are not original and are 1980s metal casements and neither they or the proposed windows are visible from the road or overlook the adjoining property as they are behind the boundary fence

In respect of the amended drawings received 03.03.17, local residents were re-notified and further representations were received from Alexandra Resident's Association. Full copies of the objections are available on the file, but can be summarised as follows:

Objections:

- Minor alterations to the design and drawings have been made with a modest change in roof slope and tapering of the parapet which has improved the massing and bulk to the front elevation, although it is strange in appearance to the rear.
- The roof change will make the roof-light over the bathroom more visible and clutter the roof-scape and should be omitted. A window with frosted

glass should be inserted to the bathroom to simplify the roof appearance and break up the brick to the side elevation

- The site plan and drawings still show the incorrect spacing of the cottages and proximity to no. 131 to properly understand the side-space and overlooking
- All other objections remain

Letters of support were also received from no.'s 129 and 139 Victor Road which is summarised as follows;

- The extension can only enhance the property
- The design is sympathetic
- The view from the no. 139 will be better
- It will not detract from the original building
- Support of this project

Any further comments received will be reported verbally at the meeting.

### **Comments from Consultees**

In respect of the amended drawings received 03.03.17, the Advisory Panel for Conservation Areas (APCA) have raised "no objection subject to details being approved by officers. There is an absence of detail and we would recommend either a barge board and string course or a return of the proposed side pitch along the front elevation".

From a heritage perspective, the revision, received 03.03.17, has a pitched roof to the side which better responds to the form of the host building and also reduces bulk when viewed from the street. There is agreement with the comments made by APCA that better details could be included to cover a barge board and brick stringcourse; however, if these additional matters can be agreed by the applicant then there are no objections to the recommendation for permission subject to C01 (satisfactory external materials) and C05 (brickwork patterning) .

### **Planning Considerations**

The application falls to be determined in accordance with the following policies;

Unitary Development Plan (2006):

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas  
H8 Residential Extensions

Other Guidance

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance  
Supplementary Planning Guidance Alexandra Cottages Conservation Area

Draft Local Plan (2016):

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). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017.

Draft Local Plan Policy 37 General Design of Development  
Draft Local Plan Policy 39 Locally Listed Buildings  
Draft Local Plan Policy 41 Conservation Areas  
Draft Local Plan Policy 6 Residential Extensions

London Plan (2015):

London Plan Policy 7.4 Local Character  
London Plan Policy 7.8 Heritage Assets and Archaeology

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

### **Planning history**

The planning history at the site can be summarised as follows;

Under ref: 86/03126/FUL, planning permission was granted for a single storey side extension.

Under ref: 11/03564/FULL6, planning permission was granted for a replacement front boundary wall.

#### Relevant Neighbouring Planning History

No. 129 Victor Road - Under ref: 14/03619/FULL6, planning permission was granted for a single storey side/rear extension and elevational alterations.

No. 126 Victor Road - Under ref: 15/04837/FULL6, planning permission was granted for a single storey rear extension and elevational alterations including replacement windows and green roof.

Porcupine Cottage 110 Victor Road- Under ref: 15/05060/FULL6, planning permission was granted for a single storey side and rear extension and conversion of garage to habitable accommodation.

No. 147 Victor Road - Under ref: 15/05176/FULL6, planning permission was granted for a single storey side extension and elevational alterations.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling and the area in general, with particular regard to the locally listed designation and location within the Alexandra Cottages Conservation Area, as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

### Character and Appearance

Policies H8, 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. Policy BE10 looks specifically to ensure that any alteration or extension to a locally listed building is sympathetic to the character, appearance and special interest of the building and will respect its setting. Policy BE11 also seeks to ensure that developments within conservation areas will preserve or enhance the character and appearance of the conservation area by respecting or complimenting the layout, scale, form and materials of existing buildings.

Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. In addition, Policy 7.8 of the London Plan states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. 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 property is located within the Alexandra Cottages Conservation Area which is also covered by an Article 4 direction restricting the permitted development rights of the property. The property is also locally listed along with the other properties within the road and surrounding area.

Paragraphs 6.49 to 6.52 of the Alexandra Cottages Conservation Area SPG relate specifically to extensions and states that the rear elevation is the preferred location of extensions and that these should be limited to single storey and should not be so big as to cover the entire rear garden. In addition, it states that "extensions should reflect the traditional style, proportions, materials and details of the buildings within the conservation area".

The application property currently benefits from an existing, albeit smaller, rear extension which is shown to be removed to facilitate the proposed extension. The total rearward projection of the extension of 5.625m from the original two storey rear elevation is substantial, but would extend to the same depth as an existing extension at the adjoining dwelling (no. 129) and a similar depth to the existing rearward projection at no. 131. In addition, the existing single storey detached

garage which lies within the rear garden is shown to be demolished helping to maintain an adequate level of amenity space to the rear.

Concerns were raised by the Council's Conservation Officer and the Advisory Panel for Conservation Areas (APCA), as well as local residents, with regards to the initial plans including the size, bulk and location of the extension, including the projection beyond the side of the dwelling and the height of the extension. However, amended plans were received on 03.03.17 which provide a revised part flat/part pitched roof design, reducing the overall height and bulk of the extension. Further consultation was undertaken both locally and with the Council's Conservation Officer and the APCA. As stated within report in the consultee section above, APCA now raise no objections to the proposed extension subject to some detailing to the roof and brickwork. In addition, there are no objections from the Council's conservation officer to the revised proposal subject to the roof and brick detailing suggested by APCA.

With regards to the concerns raised by the Alexandra Residents Association regarding the projection of the extension beyond the side wall, paragraph 6.50 of the Alexandra Cottages SPG does state that rear extensions should "ideally not project beyond the flank wall of the house", but goes on to state that this is to ensure adequate space around and between buildings and to avoid visual terracing or the appearance of cramped development. The proposed extension is shown to project approximately 1.6m beyond the side wall of the main dwelling, which is around 1.1m wider than the existing extension. This side projection would also be slightly further forward than the existing sideward projection. However, it would remain to the rear of the original dwelling and would not wrap around the property helping to maintain a substantial set back from the street. In addition, the extension would retain a separation of 1m to the side boundary helping to ensure adequate space between the application dwelling and the boundary with neighbouring property at no. 131 and preventing the appearance of terracing.

The existing garage structure, whilst not attached, also provides an element of built development at the rear between the original dwelling and the side boundary when viewed from the streetscene. This garage is shown to be demolished helping to ensure visual separation between the flank wall of the extension and the side boundary is fully maintained.

With regards to the height of the extension, the maximum height of the extension which includes the pitched parapet element would be 3.1m, which is the same height as the existing extension at the property. The pitched roof design to the side shown on the amended drawings received 03.03.17 would also slope down to a modest height of 2.6m at the eaves helping to reduce the bulk and visual impact of the extension when viewed from both the streetscene and the neighbouring dwelling at no. 131.

It should be noted that a number of similar extensions exist within the road, the most recent of which have been summarised in the planning history section of the report, including at No. 129 which is the adjoining semi which was granted under ref: 14/03619/FULL6. This extension, which extends right up to the side boundary shared with no. 128, is both wider and wraps around the side elevation to bring the

front elevation of the extension closer towards the front of the dwelling. It also has a flat roofed design. It is acknowledged that given the height and lack of separation to the side boundary as well as its projection forwards that this extension does to some extent reduce the visual separation between the properties and may present an example of the type of extensions that should be resisted in the area. However, unlike this neighbouring extension, the extension proposed under this current application would project only 1.6m in width beyond the existing side elevation and would not extend right up to the boundary, providing a full 1m separation. In addition, it would not wrap around the side elevation of the original dwelling and would benefit from a pitched roof sloping down to the boundary to a modest 2.6m in height resulting in a more sympathetic appearance. From the street, it would also be partially obscured by the existing side porch at the dwelling.

The extension is shown to be constructed of brickwork to match the existing dwelling and will incorporate a sash window to the front to match the style of the existing windows. APCA and the Council's conservation officer have indicated that the treatment of the façade, such as a barge board and a red brick string course to match the existing cottage would help to integrate the extension more sympathetically into the existing dwelling. The applicant has agreed by letter dated 24.03.17 to a condition requiring the incorporation of these elements on any approval.

Therefore, taking all the above into account, Members may consider that, on balance, the size and design of the extension respects the surrounding scale and form of development as well as preserving the character and appearance of both the locally listed host dwelling and the conservation area within which it lies, and therefore would accord with the aims and objectives that Policies H8, BE1, BE10, BE11 and the Alexandra Cottages SPG seek to achieve in respect of the design and scale of the extension.

The existing windows within the front, side and rear of the original dwelling are also shown to be replaced. APCA have raised concerns and have stated that the existing windows should be refurbished rather than replaced. The statement provided by the agent has advised that the proposed replacement windows are to upgrade to modern insulation and energy efficient standards by replacing single glazing with double glazing. The proposed replacement windows are of an appropriate size, style and colour as to preserve the character and appearance of the existing dwelling and conservation area in general, whilst also allowing the occupiers of the host dwelling to improve the efficiency of their home to a modern standard.

#### Impact on neighbouring amenity

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 loss of outlook or overshadowing.

The proposed extension will abut the existing extension at the adjoining semi at No. 129 and will not project beyond the rear elevation of this neighbouring

extension. It is therefore not considered to result in any undue harm to the amenities of this neighbouring dwelling.

Concerns have been raised by the owner of this neighbouring dwelling with regards to the impact of the extension on their outlook due to the proximity of extension to the common boundary and the depth and height of the extension. The extension will maintain a separation of 1m to the side boundary shared with no. 131 and will not extend beyond the rear of this existing dwelling, which also benefits from a single storey rear element. It is noted that this neighbouring dwelling benefits from windows and a door within the ground floor flank elevation which faces the application site and as such the proposed windows would look towards the proposed extension. However, these current windows predominantly face the existing side boundary fence as well as the existing extension at the application dwelling. In addition, this neighbouring dwelling at no. 131 also benefits from a car port which lies between the property and the boundary with the application dwelling and to some extent also reduces both light and outlook. Taking this all into account, and the modest height of the extension when viewed from this neighbouring dwelling, Members may consider that the proposed extension would not result in any significant loss of light or outlook to the windows within this neighbouring dwelling.

The proposed extension includes one small window within the flank elevation facing No. 131. However, this will predominantly look towards the existing boundary fence, and as there is also a window within the flank elevation of the existing single storey structure there is not considered to be any additional overlooking or loss of privacy.

### Summary

Taking the above all into account, Members may consider that, on balance, the development in the manner proposed is acceptable, and would preserve the character and appearance of the locally listed host dwelling as well as the Alexandra Cottages Conservation Area, and would not give rise to any adverse harm to the amenities of the neighbouring properties. Therefore, the proposal is considered to accord with the aims and objectives of Policies BE1, BE10, BE11 and H8 of the UDP as well as the Alexandra Cottage SPG, and Policies 7.4 and 7.8 of the London Plan.

Background papers referred to during production of this report comprise all correspondence on the file, excluding exempt information.

**as amended by documents received on 03.03.2017 07.03.2017**

**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 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.**

- 3 Details of the materials to be used for the external surfaces of the building, including windows and doors, 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.**

**REASON: In order to comply with Policies BE1, BE10 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

- 4 Details of the form, patterning and bonding of the brickwork and details of a bargeboard on the extension hereby permitted 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.**

**REASON: In order to comply with Policies BE1, BE10 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**