

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

Application No : 17/00471/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : 220 Mottingham Road Mottingham
London SE9 4SZ

OS Grid Ref: E: 542788 N: 172071

Applicant : Vodev

Objections : NO

Description of Development:

Two storey side extension, single storey front extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

Planning permission is sought for the construction of a two storey side extension, and front porch. The proposal can be divided into 2 elements:

1. Two storey side extension: This would measure 2.7m wide, 6.8m in length and set back from the front elevation by 0.2m. The extension is to have a hipped pitched roof to a maximum height of 8m (eaves 5.8m). The ridge of the extension would be 0.2m lower than the main ridge. The extension would provide an additional bedroom at first floor and enlarged living area and bathroom on the ground floor.
2. Front porch: This would project 1m and 4.3m wide with a pitched roof to a maximum height of 3.7m (eaves 2.85m),

The new extensions will be finished in facing brickwork to match the host building.

Location

The application site is a semi-detached two storey dwelling located on the western side of Mottingham Road.

The site does not lie within a conservation area and is not a Listed Building. The surrounding area is mainly residential in nature.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received. Any comments received after the publication of the report will be reported verbally to committee.

Highways:

There are no objections to the proposal subject to conditions contained within this report.

Planning Considerations

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

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.

Chapter 7 - Requiring Good Design

The London Plan (2015):

Policy 7.4 Local Character

Policy 7.6 Architecture

Unitary Development Plan (2006):

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Other Guidance:

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

Bromley's Proposed Submission 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 closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the draft Local Plan will be submitted to the Secretary of State in mid-2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

NPPF paragraph 216 states:

"From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

Current draft Policies relevant to this application include:

Draft Policy 6 Residential Extensions

Draft Policy 8 Side Space

Draft Policy 37 General design of development

Planning History

16/02721/FULL6 - Planning application for roof alterations to incorporate rear dormer, two storey side extension, single storey front and rear extensions with steps and elevational alterations was withdrawn 30.01.2017.

16/05398/HHPA - Prior Approval application was submitted for a single storey rear extension, extending beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m. (42 Day Notification for Householder Permitted Development). This was approved on 04.01.2017.

Conclusions

It is considered the planning issues and considerations relate to:

- Design and bulk
- Side space
- Neighbouring amenity
- Mayoral CIL

Design and Bulk:

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The extensions are sympathetically designed to complement the host building, the first floor is set back and the ridge height lower than the host building as such it is considered that the extension would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

The front porch would have a pitched roof located to the northern side of the plot. It is considered that its modest scale and design are considered to compliment the host building and the adjoining neighbouring property.

The proposal would be considered to complement the character and appearance of the host dwelling and adjoining terrace and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

Side Space:

Policy H9 states that when considering applications for new residential development, including extensions, the Council will normally require the following:

(i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or

(ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

The proposed two storey side extension would be located immediately adjacent to the northern boundary with Mottingham Primary School. Whilst the proposal would not provide a "minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building" the proposal would not result in a terracing effect between the extension and any neighbouring property, the proposed extension would also not cause a cramped appearance within the wider streetscene given that the extension is adjacent to the playing fields of the school. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy.

Neighbouring Amenity:

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The two storey side extension is located adjacent to the northern boundary with Mottingham Primary School; as such it is considered that it would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

Two windows are proposed in the first floor flank elevation; this is to serve the new bedroom, however these are secondary windows as such to ensure no loss of privacy would result from these windows a condition has been attached requiring the glazing to be obscured and high level opening only.

The proposed porch is located adjacent to the northern boundary and therefore given its location would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

For these reasons, it is considered that the proposed development is acceptable and complies with policy on neighbouring amenity.

Summary:

Having regard to the relevant provisions of Policies 7.4 and 7.6 of the London Plan 2015, Policies BE1, H8 and H9 of the Unitary Development Plan, 2006, the Council's Supplementary Planning Guidance on General Design Principles and Residential Design Guidance and other material considerations; it is considered that the proposed development would not materially harm the character or appearance of the area, nor would result in a terracing affect or the amenity of the surrounding occupiers.

As such, it is recommended that planning permission should be granted with the conditions set out in this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/00471/FULL6 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 Before the development hereby permitted is commenced, the proposed window in the first floor northern 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 7.6 of the London Plan, 2015 and Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 5 No additional windows shall at any time be inserted in the first floor northern flank elevation, without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy 7.6 of the London Plan, 2015 and Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 6 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 7 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior

to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy 5.16 of the London Plan.