

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

**Application No :** 17/01013/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 16 New Street Hill Bromley BR1 5AU

**OS Grid Ref:** E: 540787 N: 171146

**Applicant :** Mr Nick Langham

**Objections : No**

**Description of Development:**

Two storey side and single storey rear extension

Key designations:

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

**Proposal**

The application seeks planning permission for a proposed two storey side extension and single storey rear extension. The proposed extension will have a depth of 9m, with a rearward projection of 3m. The proposed extension will have a width along of 4.2m, extending to approximately 12.9m along the rear; the height of the extension will be 7.5m to match that of the existing ridge height, whilst the rear extension will have a height to the shallow pitched roof of 3m.

The application site is a two storey end of terrace property located on the south side of New Street Hill, Bromley.

**Consultations**

Nearby owners/occupiers were notified of the application and no representations were received.

Network Rail:

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings

- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both
- now and in the future

The full list of comments received is available online.

## **Planning Considerations**

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

National Planning Policy Framework:

Chapter 7- Requiring Good Design

London Plan:

Policy 7.4 Local character

Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

SPG1 General Design Guidance

SPG2 Residential Design Guidance

According to paragraph 216 of the NPPF decision takers can 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 the NPPF, the greater the weight that may be given).

As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

The following emerging plans are relevant to this application.

Draft 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 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.

Draft Policy 6 Residential Extensions  
Draft Policy 37 General Design of Development  
Draft Policy 8 Side Space

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

## 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.

Both national and local planning policies recognise the importance of local distinctiveness in ensuring an effective planning system which achieves favourable design. Paragraph 60 of the NPPF states that it is proper to seek to promote or reinforce local distinctiveness, whilst paragraph 61 refers to the fact that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Similarly, policies BE1 and H8 of the UDP set out a number of criteria for the design of new development. With regard to local character and appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas.

Whilst London Plan Policies 7.4 and 7.6 seek to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

Furthermore, Policy H9 of the UDP and Draft Policy 8 of Bromley's emerging Local Plan requires planning proposals for two or more storeys in height, including first floor extensions to retain a minimum 1 metre space from the side boundary for the full height and depth of the proposal.

The application site forms part of a row of terrace dwellings, all of which are similar in style and appearance. To the front of the dwellings, in this section of the street, is an area of green space with a number of trees and natural vegetation, adjacent to the rail track. The host dwelling is located on the end plot closest to the rail line. The layout of the locality means that the host dwelling is not easily identifiable from the street scene, with the area of green space and trees/shrubs situated in front of the building.

Policy H9 of the UDP outlines (in part):

'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;'

This policy seeks to ensure '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.'

It is noted that, the presence of the term 'normally' in the body of UDP policy H9 strongly implies, a need for discretion in the application of the having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

Taking the above into account, the development is not anticipated to appear cramped within its plot size, lead to any unrelated terracing from occurring, or have a detrimental impact to the spatial standards and visual amenities of the surrounding area when considering the property is situated adjacent to the rail line. Furthermore, the design of the extension would complement the character and appearance of the host dwelling and adjoining properties. As such, the proposal is considered to comply with the policy objectives of Policy H9 of the UDP.

#### Impact on Residential 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.

It was noted on the site visit that the adjoining neighbouring property at No.14 benefits from a part one/two storey rear extension along the boundary line. In addition, it is considered that the proposed extension is of modest proportions. As such, no such loss of amenity is foreseen to the neighbouring occupiers of No.14.

#### Summary

Taking into account the above, Members may therefore consider that the development in the manner proposed is on balance acceptable. Whilst it is recognised that the proposal would fail to retain a 1 metre side space from the boundary for the full height and depth of the proposal. Due to the location of the host property situated away from public vantage points and adjacent to the rail line the proposal would not be in conflict with the policy objectives of H9. As a result, it

is considered that the proposal would comply with the Policy objectives of H9 of the UDP.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/01013/FULL6 and any other applications on the site 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.**

**You are further informed that:**

- 1 The applicant is strongly advised to contact Network Rail prior to any works commencing on the site on: AssetProtectionkent@networkrail.co.uk; more information can also be obtained at [www.networkrail.co.uk](http://www.networkrail.co.uk)**