

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

**Application No :** 17/01802/FULL6

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

**Address :** 73 Hillcrest Road Bromley BR1 4SA

**OS Grid Ref:** E: 540223 N: 171587

**Applicant :** Mr Marcus Rutherford

**Objections : No**

### **Description of Development:**

Demolition of existing garage to side and erection two storey side and rear extension

### **Key designations:**

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

### **Proposal**

The application seeks permission for the demolition of the existing garage and the erection of a two storey side and rear extension, with accommodation within the roofspace.

The two storey side extension would have a maximum width of 5.3m and depth of 9.1m. The property is located on a triangular shaped plot and as such the extension is set back from the front elevation by approx. 1.8m and increases in width from 3.8m to 5.3m at the rear of the site to follow the boundary. The extension will project 3.5m beyond the original rear elevation (1.2m beyond the existing single storey rear extension).

The roof would be hipped and would provide a continuation of the existing ridge height for 4m in width, before pitching down to a lower height of 6m for a width of 1.4m. It would then pitch further down to match the eaves height of the existing property.

### **Location**

The application site hosts a two storey end of terrace property located on Hillcrest Road. The site is not located within a Conservation Area, nor is it Listed.

### **Consultations**

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

Highways Officers raised no objection to the proposal subject to conditions.

### **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.

#### **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

Supplementary Planning Guidance  
SPG1 - General Design Principles  
SPG2 - Residential Design Guidance

#### 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 submission of the draft Local Plan to the Secretary of State will be 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 8 Side Space  
Draft Policy 37 General Design of Development

#### **Planning History**

The application site has the following planning history;

- o 16/05424/FULL6 - Demolition of existing garage to side and erection of two storey side and rear extension with accommodation within the roofspace - Refused 08.03.2017

The application was refused by members on 2nd March 2017 on the following ground;

1. The proposal would result in a bulky form of development and an incongruous addition that does not respect the scale or form of the host dwelling, out of character with the surrounding area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

#### **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.

The current application seeks to address the concerns raised with regards to the previous proposal. This application has removed the proposed accommodation in the roofspace and reduced the bulk of the proposed roof through the removal of the rear dormer and through altering the proposed gable end to a hipped roof design to be more in keeping with the character of the area. The internal layout has been altered to remove the internal staircase and to have only one kitchen to ensure the extension is more ancillary to the existing dwelling.

#### Design

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 property was recently the subject of an application (ref: 16/05424/FULL6) which was refused on the grounds that it would result in a bulky form of development, incongruous with the scale and form of the host dwelling and out of character with the area. The current application has retained the same footprint, though has removed the proposed accommodation in the roofspace and reduced the bulk of the proposed roof.

The property benefits from an existing garage to the side of the property which would be removed. The two storey side extension would have a maximum width of 5.1m and depth of 9.1m. The extension is set back from the front elevation by 1.786m and increases in width from 3.819m to 5.3m at the rear of the site to follow the boundary. The extension will project 3.5m beyond the original rear elevation (1.2m beyond the existing single storey rear extension). This would retain the same footprint as the previous application, where no concerns were raised.

Concerns were raised within the previous application with regards to the design of the roof, which featured a gable end and a continuation of the existing ridge height for a further 6m in width before stepping down. This was considered out of keeping with the character of the area, and added an unacceptable level of bulk to the property.

The current application has altered the proposed roof alterations, resulting in the removal of the habitable accommodation in the roofspace. The roof would now feature a hipped roof which would be more in keeping with the character of the area. The roof would provide a continuation of the existing ridge height for a width of 4m, before pitching down in height. The proposed rear dormer has also been removed from the current application. The alterations to the proposed roof have significantly reduced the bulk of the proposed development from the previous application, and the size of the extension would have a similar appearance to the extension at No.65 which was granted permission under ref: 06/00482/FULL6 (before later being converted into a separate dwelling No.65A on appeal under ref: 07/00705/FULL1).

The extension would retain the flat roof to the two storey extension as previously proposed. Policy H8 that flat-roofed side extensions of two or more storeys to dwellings of traditional roof design will normally be resisted. However the flat roof would reduce the potential bulk of the property, and the new dwelling at No.65A features a similar flat roofed extension. Therefore, given its siting to the rear of the property, and the reduction in bulk of the overall design, on balance it is considered that this would not result in significant harm to the character of the host dwelling or the streetscene in general.

Some concerns were raised within the previous application regarding the potential for it to be severed to form a separate unit, similar to No.65A. The internal layout has been altered to remove the internal staircase and have only one kitchen, and therefore the proposed extension would be ancillary to the existing dwelling. A condition is however recommended to ensure that the extension cannot be severed to form a separate dwelling and to ensure that it does not result in substandard accommodation with inadequate privacy, access provision or parking for the future occupiers.

### Side Space

Policy H9 normally requires proposals of two or more storeys in height to provide a minimum 1 metre space from the side boundary of the site for the full height and length of

the flank wall of the building. Whilst the extension would be set back and staggered, it would abut the boundary at separate points and would not provide a minimum side space of 1m for the full length of the flank wall. However, given the property is separated from the boundary of the adjacent site at No.71 by an access road with a width of approximately 3m, therefore the extension would not result in unrelated terracing. It is also noted that a similar application was granted approval under ref: 06/00482/FULL6 at No.65 for a first floor side extension adjacent to the boundary of an access road, and therefore the principle of this would not be out of character or harmful to the existing spatial standards of the area.

It is further noted that the previous application ref: 16/05424/FULL6 had the same footprint, and was not refused on these grounds at plans sub-committee 2 on the 2nd March 2017. As such it is considered that the proposal does not conflict with the reason for the side space policy.

### Residential 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.

In terms of impact upon the neighbouring properties, the two storey side/rear extension would project beyond the rear of the existing property by 1.2m at ground floor level and 3.5m at first floor level. Given that the extension would be sited a minimum of 5.3m from the boundary with No.75, and therefore is not considered to result in any significant harm to this neighbour in terms of loss of light or outlook. The facing flank wall would be blank and there would be no loss of privacy, however a condition is recommended to ensure no windows are added to the first floor flank elevation.

The neighbour at No.71 is separated by the access road which would mitigate the impact of the proposed extension. Furthermore, due to that staggered design of the extension the majority of it would have a further distance away from the boundary and any impact on outlook if therefore not considered substantial. The orientation of the properties is such that the proposal would not result in a significant loss of light to this neighbour. The flank walls would be blank at first floor level and therefore there would be no loss of privacy, though a condition is also recommended to prevent additional windows in the future without consent from The Council. It is therefore considered that the proposal would not significant harm the amenities of the neighbouring properties.

### Highways / Parking

The proposed side extension would replace an existing single storey garage which abuts the boundary. The development would therefore result in the loss of one parking space, and would also result in an increase of one bedroom. The remaining drive would accommodate 2 cars parked off street and this section of Hillcrest Road is not subject to waiting restrictions and has on-street parking. Given the above, and that the previous application was not refused on highways grounds, Highways Officers raised no objection to the proposal, subject to conditions.

### Summary

Having had regard to the above Members are asked to consider if the applicant has fully addressed the previous reason for refusal as detailed in this report. It is considered that

the development in the manner proposed would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Accordingly, and taking all of the above into account, it is recommended that planning permission be granted in line with the conditions contained within this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/05424/FULL6 and 17/01802/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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.**

**Reason: In order that the Local Planning Authority can control any further development within the residential curtilage of the property, in the interests of the amenities of nearby residential properties and to prevent an overdevelopment of the site, in accordance with Policies BE1 and H8 of the Unitary Development Plan.**

- 5 The additional accommodation shall be used only by members of the household occupying the dwelling and shall not be severed to form a separate self-contained unit.**

**Reason:** In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

- 6** No windows or doors shall at any time be inserted in the first floor flank elevations of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 7** 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.

- 8** 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 satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan and Planning Policy Statement 25.