

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 17/02202/FULL6

**Ward:**  
**West Wickham**

**Address :** 71 Corkscrew Hill, West Wickham  
BR4 9BA

**OS Grid Ref:** E: 538536 N: 165488

**Applicant :** Mr Mark Power

**Objections : NO**

### **Description of Development:**

Conversion of loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony, alterations to catslide roof and single storey rear, side and front extensions.

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 51

### **Proposal**

Planning permission is sought for the conversion of the loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony, alterations and enlargement to catslide roof incorporating a side extension and single storey rear and front extensions.

This can be divided into 4 main elements:

**Front porch:** This would project 2m and 2.2m wide with a mono-pitched roof which connects with the single storey side element.

**Side extension:** This would be replacing/extending the existing garage. The extension would project 1m wider than the existing garage and forward in line with the proposed porch. This element would wrap around the south-eastern corner of the building linking it with the rear extension. This element will also include an enlargement to the existing catslide roof linking it to the enlarged roof to a maximum height of 8.9m.

**Single storey rear extension:** This would be an "L" shaped extension projecting 5.3m beyond the existing garage decreasing to 2m adjacent to the northern boundary with No. 73 to create a uniform rear elevation. The extension will have a flat roof to a maximum height of 2.8m with a central roof lantern.

**Roof alterations and dormers:** The catslide roof is to be enlarge and incorporate an extended roof void. A large rear dormer together with a side dormer facing towards No. 73 is proposed.

### **Location**

The application site is a detached two storey dwelling located on the southern side of Corkscrew Hill.

The property is not in 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.

## **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

### Draft Local Plan (2016):

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 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

### Other Guidance:

Supplementary Planning Guidance 1 - General Design Principles  
Supplementary Planning Guidance 2 - Residential Design Guidance

## **Planning History:**

17/00842/FULL6 – Planning permission was granted for an outbuilding in the rear garden (29.06.2017).

17/00841/PLUD – A Certificate of Lawful Development was granted for the conversion of loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony (19.04.2017).

## Conclusion

It is considered the planning issues and considerations relate to:

- Design and bulk
- 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 and Draft Policy 6 requires 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.*

Policy H9 and Draft Policy 8 state 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.

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.

It should be noted that under permitted development the roof alterations have already been established under ref: 17/00841/PLUD however this would result in an extension which is less sympathetic to the host building than that currently proposed given the design of the side dormer.

Therefore consideration needs to be made as to whether the proposal in this location would have a detrimental impact on the character of the area and amenities of the neighbouring residents given the rights afforded by permitted development.

The single storey rear extension is shown to be an “L” shape and projects 5.3m adjacent to the southern boundary reducing to 2m adjacent to the northern boundary with No. 73. The extension is to have a flat roof resulting in a modern and contemporary design approach which contrasts against the host building. On balance the modern design and use of materials of the development is considered to complement the character and appearance of the host dwelling and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

With regards to the front porch it is felt that the nature of such a development would not affect the architectural style of the dwelling nor would a development of this kind be out of keeping with the surrounding area as the proposal will enlarge the existing porch. It is therefore considered that the development of this manner is acceptable and would not have an adverse effect on the character of the surrounding area and complies with policy on design.

The side extension combines an enlarged garage at ground floor together with an extended catslide roof above. The ground floor element would be abutting the southern boundary with No. 69, whilst it is acknowledged that the design of the extension hips the first floor and above away gradually away from the boundary, nevertheless the extension is considered to be out of scale to the host building, have an adverse impact on the character and appearance of the host property, the surrounding area and erode the space to the side of the dwelling contrary to Policy H9 which seeks to prevent a cramped overdevelopment of sites.

Policy H8 of the UDP and Draft Policy 6 state that dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area. In addition, paragraph 1.5 of SPG2 (Residential Design Guidance) states that roof alterations should be carefully considered to ensure that they respect the form and appearance of the existing roof, and that large or dominant dormers, or those which harm the over-all appearance of the building, should be avoided.

Concern is raised over the design of the side extension together with the roof alterations and enlargement of the catslide roof that this form of development would constitute a visually dominate additional to the host building, out of scale to the host building and have an adverse impact on the character and appearance of the host property, the surrounding area and erode the space to the side of the dwelling which would be contrary to Policy H9 which seeks to prevent a cramped overdevelopment of the site. Consequently the extension would appear as an 'after-thought' contrary to policies BE1, H8 and H9 of the UDP, London Plan Policies 7.4 and 7.6 and Draft Local Plan Policies 6, 8 and 37.

#### Neighbouring Amenity:

Policy BE1 (v) of the UDP and Draft Policy 37 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 neighbouring properties do benefit from extensions, No. 69 to the south has an “L” rear extension which is approximately the same depth as the existing rear extension and increases over 2m in the central section and towards the southern boundary with No. 67. In terms of the property to the north No. 73 the proposed rear extension would

project 2m beyond the existing rear projection and is screened by dense vegetation along this boundary line. As such it is considered that the proposed developments would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

With regards to the side extension together with the enlargement of the catslide roof this element would be located adjacent to the southern boundary with No. 69. No additional windows are proposed in this flank elevation and whilst the garage would be adjacent to the boundary at ground floor given the design of the catslide roof which hips the roof away it is considered that the proposed developments would not result in any un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers.

It is considered that the proposed alterations to the roof and dormers would not result in any significantly impact on the neighbour's amenities in terms of loss of light, increase sense of enclosure, outlook or loss of privacy.

#### Mayoral Community Infrastructure Levy (CIL):

The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1st April, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Bromley is £35 (plus indexing) per square metre.

The current application is not liable to this requirement.

#### Summary:

Having had regard to the above, Members are asked to consider if the proposed conversion of loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony, alterations to catslide roof and single storey rear, side and front extensions would be unacceptable. The proposed extension would due to its design constitute an alien and discordant feature detrimental to the character of the host building and street scene generally. The proposal therefore does not comply with Policies BE1, H8 and H9 of the UDP, 2006, London Plan Policies 7.4 and 7.6 and Draft Local Plan Policies 6, 8 and 37.

Accordingly, and taking all the above into account, it is recommended that planning permission be refused as set out in this report.

Background papers referred to during production of this report comprise all correspondence on the file refs: 17/00842/FULL6, 17/00841/PLUD and 17/02202/FULL6 set out in the Planning History section above, excluding exempt information.

#### **RECOMMENDATION: APPLICATION BE REFUSED**

- 1. The proposed conversion of loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony, alterations to catslide roof and single storey rear, side and front extensions, by reason of its design, scale and bulk would result in an incongruous addition to the host dwelling, out of character with the**

**street scene and contrary to Policies 7.4 and 7.6 of the London Plan, 2015, Policies BE1, H8 and H9 of the Unitary Development Plan, 2006 and Policies 6, 8 and 37 of the Draft Local Plan, 2016 (submitted 11.08.2017).**

- 2. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development and would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies 7.4 and 7.6 of the London Plan, 2015, Policies BE1, H8 and H9 of the Unitary Development Plan, 2006 and Policies 6, 8 and 37 of the Draft Local Plan, 2016 (submitted 11.08.2017).**