

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

Application No : 17/02983/FULL6

Ward:
West Wickham

Address : The Covert, Pickhurst Rise,
West Wickham BR4 0AA

OS Grid Ref: E: 538426 N: 166553

Applicant : Mrs Mary Brown

Objections : NO

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 2

Proposal

Permission is sought for a first floor side extension with a width of approx. 3.8m and depth of 5m. The proposed first floor extension would sit above an existing single storey front element which forms the garage, and would match its footprint. The roof would be hipped and would have a ridge height of 7.295m to match that of the existing two storey side extension.

Location

The application site hosts a two storey detached dwelling located on the northern side of Pickhurst Rise, close to the junction with Red Lodge Road.

Consultations

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

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

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 (2016):

7.4 Local Character

7.6 Architecture

Unitary Development Plan

BE1 Design of New Development

H8 Residential Extensions

H9 Side Space

Draft Local Plan

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

Planning History

The site has previously been the subject of the following applications;

- 87/02133/FUL - Part one/two storey side and single storey rear extensions - Permitted 19.08.1987
- 14/01698/FULL6 - Single storey rear extension - Permitted 07.07.2014
- 14/01698/AMD - Non-material amendment to change bifold door and window to larger bifold doors to rear elevation - Approved 15.09.2014

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

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 proposed first floor extension would sit above an existing single storey front element which forms the garage, and would match its footprint. It would have a maximum width of approx. 3.8m and depth of 5m. The roof would be hipped and would have a ridge height of 7.295m to match that of the existing two storey side extension (approx. 0.7m lower than the main ridge height).

The proposed extension would be sited in a prominent position on the property, but would retain a subservient appearance with the host dwelling given its lower ridge height. The additional bulk is not considered to be excessive and the proposed materials would match the existing property. As such, it is not considered the proposal would result in significant harm to the appearance of the host dwelling or the character of the area.

Side Space

In this case H9 of the London Borough of Bromley's Unitary Development Plan (2006) (UDP) is relevant. This policy provides (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.

The proposed first floor side extension would be sited above the existing single storey front part of the dwelling, which provides a side space of 0.96m to the shared boundary with Torduff.

The spatial relationship between The Covert and Torduff as a pair of dwellings is unique within the area given their siting on a bend on the road and their orientations, and this would reduce the impact on the overall character of the area of the extension. The proposed first floor extension would not project closer to the

flank boundary than the existing two storey side extension, and therefore in this instance it is considered that a 0.96m side space would not result in any significant harm to the spatial standards of the area, and the proposed extension would be considered an acceptable addition. Accordingly, it can be considered that there is no material conflict with Policy H9.

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.

The proposed extension would not project beyond the front of the property and would have a lower ridge height than the main dwelling. As such, it would be visible from the adjacent properties which face The Avenue, and would therefore not impact significantly on the amenities of these neighbours.

In terms of the impact on Torduff, Pickhurst Rise, the host dwelling is sited forwards of this neighbour, and the proposed first floor extension would result in the dwelling projecting an addition 4.763m along the shared boundary in front of this neighbour. Whilst the extension would project further forwards it would not extend beyond the front of the property or closer to the boundary than the existing dwelling. The roof would pitch away from the boundary to lessen its impact, and therefore on balance is it not considered the proposal would result in an unacceptable loss of light or outlook to the neighbouring property above that which already exists. Furthermore, the flank wall would be blank and the proposal would not result in a significant loss of light or privacy to this neighbour.

Summary

Having had regard to the above, it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents and would not unduly harm the character and spatial standards of the area.

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** No windows or doors shall at any time be inserted in the first floor flank elevation(s) 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.