

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

Application No : 17/03755/FULL6

Ward:
Shortlands

Address : 78 Kingswood Avenue Shortlands
Bromley BR2 0NP

OS Grid Ref: E: 539100 N: 168384

Applicant : Mrs BOATWRIGHT

Objections : YES

Description of Development:

Two storey front and side extension with canopy porch, two storey rear extension and single storey rear and side extension, reduction in size of existing garage to become garden store and rear timber decking.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 9
Smoke Control SCA 21

Proposal

Planning permission is sought for the following:

A part one/two storey front/side extension which would infill some of the existing space between the flank elevation of the dwelling and the front elevation of the dwelling. The two storey extension would be approx. 1.5m wide and would be set back from the main front elevation and in from the side elevation of the dwelling. A first floor extension would be erected above the existing single storey entrance.

The front door which currently faces the street would be repositioned into the side elevation of the extension, with an open fronted/sided porch canopy between the door and the main flank elevation. A side space of approx. 2m would be retained between the side elevation of the two storey element and the boundary with No. 74 Kingswood Avenue. The side space retained between the eaves of the porch and the boundary would be approx. 0.85m. The two storey extension would include at ground floor level a flank facing window and at first floor level 2 windows, one of which would serve a bathroom and one which would serve a landing area. Both of these first floor windows would be capable of being obscure glazed in view of the room/area that they serve.

At the rear/side it is proposed to erect a part one/two storey extension. The single storey element of the proposal would have a depth of rearward projection at single storey of approx. 3.4m and would project towards the side boundary of the dwelling by approx. 2.2m with a separation of approx. 0.2m retained to the boundary with the neighbouring property at No. 80. The first floor element would be for the full width of the existing host dwelling and the depth of first floor rearward projection would be approx. 2.25m, replacing an existing flat roofed two storey element which is approx. 1.1m deep.

The single storey part of the extension would incorporate a front facing window to the kitchen and rear facing bi-fold doors along with a flank facing window on the southern elevation of the extension. The single storey part of the extension would incorporate a pitched roof and would be 2.6m high to eaves level, with the side extension pitched roof sloping down towards the boundary with No. 80. Side and rear rooflights would be provided. The first floor element would incorporate pitched roofs with a central gully. These roofs would be set lower than the main ridgeline.

The bi-fold doors in the rear elevation of the extension would lead onto an area of decking approx. 0.28m high in relating to the existing ground level which would provide a level threshold to the new extension. The existing single storey garage would be reduced in depth to provide clear space between the rear elevation of the extension and the front elevation of the garage and the reduced depth garage building would be used as a garden storeroom. The front garden of the property is laid out as a driveway capable of accommodating at least 2 vehicles.

Site and surroundings

The application site lies on the north eastern side of Kingswood Avenue. The area is characterised by two storey residential dwellings and the host dwelling lies at the outer edge of a distinct grouping of detached dwellings many of which incorporate projecting two storey front elevations with a recessed two storey side element. Dwellings in the street benefit from generously deep front gardens/hardstandings which contribute to the openness of the street scene and the character of the area. The site is bounded to the north by the residential curtilage of No. 80 Kingswood Avenue which is an extended semi-detached dwelling. To the south of the site is the curtilage of No. 76 Kingswood Avenue which is a detached dwelling of similar scale and proportions to the host dwelling.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o The side facing windows plus the relocated front door would be positioned in such a way that there could be potential overlooking issues into the ground floor bay window of the adjacent dwelling and the plans do not indicate whether these new windows would be clear or obscure glazed.
- o The relocation of the main entrance door would exacerbate the potential for overlooking

- o It is not clear from the drawings whether a minimum of 1m side space would be retained to the boundary
- o It is expected that a party wall surveyor should be appointed
- o The plans refer to the two storey extension being approximately in line with the existing two storey extension at No. 74 but that property has not been extended
- o The proposal could result in loss of light as a result of the two storey rear extension.

Any technical highways comments will be reported verbally.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
T3 Parking

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 local plan policies of relevance to the application comprise:

Policy 6 Residential Extensions
Policy 37 General Design of Development
Policy 8 Side Space
Policy 30 Parking

London Plan policies of relevance to the determination of the application comprise:

Policy 7.4 Local Character
Policy 7.6 Architecture

Planning History

There is no relevant planning history to report.

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. It also falls to consider whether the proposed reduction in the size of the garage to provide a storage area rather than for the parking of vehicles would be acceptable.

Loss of garage

It is noted that the vehicular access to the garage is very narrow and that where at one time the garage at the host dwelling and that at No. 80 would have shared an open accessway, that access is now divided by a boundary fence, resulting in very limited access to each garage. The host dwelling has a large parking area at the front of the dwelling with space for at least 2 cars. It is not therefore considered that the proposal would result in the unacceptable loss of off-street parking to serve the needs of the host dwelling.

Impact of the proposal on the character of the area

The proposed extensions are designed to be subservient to the host dwelling. The design, including pitched roofs set at a lower level than the main roof, along with the setting back of the front extension from the main existing front elevation would cumulatively result in a development that would not appear uncharacteristic of the surrounding area and would not be harmful to the appearance of the host dwelling. The area is characterised by detached dwellings of a variety of styles (although it is noted that the neighbouring dwelling to the north forms one half of a pair of semi-detached houses) and where houses are of a similar style to the host dwelling, incorporating cat slide roofs on either side of a projecting front element, the depth of the subservient two storey side element varies. It is clear that a number of dwellings have been the subject of similar style extensions in the past.

While the open sided porch roof would lie within 1m of the southern boundary, the two storey extension and the first floor element above would both be set approx. 2m from that boundary. The single storey element to the other side of the dwelling would be positioned close to the flank boundary but would be set back significantly from the main front elevation, retaining the visual dominance of the original design. It is not considered that the proposal would have a detrimental impact on the spatial standards and visual amenity of the street scene.

Impact of the proposal on the residential amenities of neighbouring properties

Concerns have been raised regarding the potential impact of the proposals on the amenities of No. 74 relating to loss of privacy and loss of light. With regards to the impact of the proposal on privacy, it is noted that the proposed relocated front door would face towards the blank wall of the neighbouring property rather than towards the side light of the projecting bay window at that property. The first floor windows of the proposed extensions on this side of the property could reasonably be obscure glazed as they relate to a bathroom and landing respectively.

With regards to the enlarged side window to the sitting room, if Members are minded to granted planning permission it could be subject to a condition requiring that the ground floor flank facing windows be obscure glazed. The rear kitchen window would face towards the boundary with No. 74 but it is noted that direct overlooking would be limited as a consequence of the side boundary fence and the positioned of the side door at the neighbouring property. The relationship between

the window to the two storey front extension and the side light to the neighbouring bay window is more finely balanced. The window would be set approx. 2m from the boundary, with a distance of over 1m between the boundary and the bay window. It is noted that the existing flank elevation includes a high level obscure glazed window which limits overlooking to the side of the property from the existing accommodation.

The height above existing ground level of the proposed decking would not exceed that permitted under the tolerances of the General Permitted Development Order and the decking would be set 1m from the boundary with No. 74 and would relate to the flank elevation of the garage at No. 80.

In terms of the impact of the proposal on light to the neighbouring dwelling, it is noted that the proposed first floor rear projection would broadly align with the existing rear elevation of the neighbouring dwelling which is set deeper into its site. The height of the single storey extension which would project beyond the two storey element would be approx. 3.6m reducing to 2.5m at eaves level and the extension would retain a separation to the boundary of approx. 1m. It is not therefore considered that the proposal would overshadow the neighbouring property or the garden at the immediate rear of that dwelling. Being positioned approximately to the north of the neighbouring dwelling, the potential loss of sunlight is not considered to be significant.

With regards to the impact of the proposals on the amenities of the neighbouring property to the north of the application site, the single storey extension would be approx. 1.75m from the flank elevation of that dwelling and the proposal incorporates a pitched roof which would be approx. 2.5m high where it lies adjacent to the boundary. It is noted that the side entrance to the neighbouring dwelling is positioned towards the centre of its original flank elevation and that an additional window is positioned at ground floor level facing the boundary fence. Planning permission was granted under reference 12/01778 for extension to the dwelling including a rear extension and the approved plans indicate that this flank window serves a utility room.

Summary

It is considered that the design and scale of the proposed extensions would complement the host dwelling and would not appear unduly bulky or overdominant. The materials used would match the host property and the subservience appearance of the extensions not undermine the appearance of the original dwelling. While the open sided porch would relate to the first/floor two storey front/side extensions and would be sited within 1m of the boundary, it would not undermine the spatial standards of the street scene as a consequence of its design and position in relation to the existing flank elevation of the host dwelling.

Subject to conditions relating to the glazing to the flank elevations it is not considered that the proposal would result in a significant loss of privacy or undue overlooking. The modest depth of the rearward projection of the extensions would not result in a significant loss of daylight or sunlight or unacceptable overshadowing.

Background papers referred to in the preparation of this report comprise all correspondence on file ref: 17/03755 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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.

- 3 Before the development hereby permitted is first occupied the proposed windows in the south/southeastern elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window shall subsequently be permanently retained in accordance as such.**

Reason: In the interest of the residential amenities of the occupiers of the neighbouring residential dwelling and to accord with Policy BE1 of the Unitary Development Plan.