

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

**Application No :** 17/05022/FULL6

**Ward:**  
**Bromley Common And**  
**Keston**

**Address :** 8 Croydon Road Keston BR2 6EB

**OS Grid Ref:** E: 542546 N: 165152

**Applicant :** Mr Richie Knight

**Objections :** YES

### **Description of Development:**

Part one/two storey front extension, part one/two side/rear extensions, roof alterations to include rear dormers and elevational alterations

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 14  
Smoke Control SCA 22

### **Proposal**

Planning permission is sought for a part one/two storey front extension, part one/two side/rear extensions, roof alterations to include rear dormers and elevational alterations

This can be divided into 6 main elements:

1. Part one/two storey front extension adjacent to the eastern boundary with No. 6, this would project 1.9m at ground floor level and 2.677m at first floor level and 3.665m wide to provide an office at ground floor and enlarged third bedroom at first floor.
2. Part one/two storey front extension adjacent to the western boundary with No. 10, this would project 1.28m at ground floor level and 2.677m at first floor and 2.650m wide. This element also includes the conversion of the existing garage into habitable accommodation at ground floor and enlarged bathroom at first floor.
3. At ground floor the rear extension would project 8.555m and 5.4m wide linking to the existing rear extension to provide an "L" shaped footprint to a maximum height of 3.85m (from excavated ground level).
4. At first floor the extension would project 2.5m to the rear and 10.52m wide (the full width of the property).

5. Two rear roof lights and two rear dormers are proposed; the dormers would be 1.4m high, 1.0m wide and project 0.8m and the roof lights 0.7m wide and 1.05m high. These are to be cited centrally within the roof slope directly above the windows at first floor level.

6. Alterations to the roof and elevational alterations, this includes relocating the main entrance door to the central spine of the house, the proposal includes a projecting central section with pitched roof over. The proposed roof follows the first floor massing and incorporates a traditional hipped roof with a slate tile finish.

### **Location and Key Constraints**

The application site is a large detached property on the northern side of Croydon Road, Keston close to the junction with Lakeside Drive. This section of Croydon Road, Keston is characterised by large detached residential properties set back from the highway and falls within the Bromley Common Area of Special Residential Character (ASRC).

### **Comments from Local Residents and Groups**

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

#### Objections:

- Loss of privacy due to the proposed 4 dormer windows in the roof of the building. These such windows are currently not present in the existing building but with these installed I feel I will be overlooked and therefore my privacy will be impaired.
- The amount of windows will also double at the rear from the current 6 to 12 windows in total with the proposed plans. Again I feel this will encroach on my privacy greatly and question the need for the increase of windows at the rear of the building.

### **Comments from Consultees**

Highways: Croydon Road A232 is part of the TLRN and as such TfL are the highway authority.

The PTAL rating for the site is 2 (low) where car ownership would be expected to be associated with occupiers of the property. The proposal involves the addition of a 4th bedroom. The Council's parking standard is for a minimum of 1.5 spaces.

There are no objections from this Authority's point of view.

Please apply a condition regarding the layout of the front parking area if permission is granted.

## **Policy Context**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to an Examination in Public which commenced on 4th December 2017 and the Inspector's report is awaited. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

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 (2016):

#### Policy 7.4 Local Character

## Policy 7.6 Architecture

### Unitary Development Plan (2006):

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space  
H10 Areas of Special Residential Character

### Emerging Local Plan (2016):

Draft Policy 6 Residential Extensions  
Draft Policy 8 Side Space  
Draft Policy 37 General design of development  
Draft Policy 44 Areas of Special Residential Character

### Other Guidance:

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

## **Planning History**

There is no planning history for this site.

## **Consideration**

It is considered the planning issues and considerations relate to:

- Design
- Neighbouring amenity
- Mayoral CIL

### Design:

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality 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 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 site is located within the an Area of Special Residential Character (ASRC) policy H10 and Draft policy 44 states that applications for development in the Areas of Special Residential Character, will be required to respect, enhance, strengthen and complement the established and individual/distinctive qualities of the individual 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.

The existing pitched roof is to be removed a replaced with a new hipped crown roof together with a large two storey central projecting feature with pitched roof which will include the relocated main entrance door, it is designed to be similar to other projecting sections on neighbouring properties.

The existing garage is to be converted into habitable accommodation and the garage door replaced with a window.

To the rear the single storey element projects 8.5m and joins to the existing extension, then at first floor level a 2.5m deep extension running the full width is proposed.

The part one/two storey front extension towards the eastern boundary with No. 6 at first floor level follows the siting of the original building in terms of its width and spatial gaps to boundaries, it is considered that the spatial relationship on site to

adjacent properties in this instance is acceptable and comply with Policy H9 of the UDP.

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.

It is considered that small dormers similar to those proposed would sit comfortably within the roof slope.

Overall in terms of design the new extensions are designed to be similar to the neighbouring properties, Bromley Common ASRC is a pleasant residential area of established detached and primarily semi-detached properties and as such it is considered that the design of the development is considered to complement the character and appearance of the host dwelling and the Bromley Common ASRC and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

#### 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.

No. 10 to the west is approximately 2.5m forward of the host dwelling and benefits from a 4.9m deep extension at ground floor level. In term of the property to the east No. 6 the host property is sited further south towards the Croydon Road. 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 given the existing relationship, orientation and siting of the existing dwellings.

With regards to the alterations to the roof and the proposed dormers whilst objections have been raised with regards to loss of privacy it is important to note that there are existing first floor windows (three double windows) in the rear elevation. To address concerns from the neighbours revised plans were received (07.02.2018) which removed two of the outer dormers and replaced these with rooflights only retained the two central dormers. The proposed dormers are small and set centrally within the rear roof slope and the alterations to the rear elevation include alterations to the window arrangement, the rear elevations of the host property is approximately 30m from the rear elevation of the properties in Rowan Walk. As such it is considered that this element 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 over and beyond the current situation.

### 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.

### **Conclusion**

Having had regard to the above, Members are asked to consider if the proposed part one/two storey front extension, part one/two side/rear extensions, roof alterations to include rear dormers and elevational alterations would be acceptable in that it would not materially harm the character or appearance of the host building, street scene or Bromley Common ASRC generally. The proposal therefore is considered to comply with Policies BE1, H8 and H10 of the UDP, 2006, London Plan Policies 7.4 and 7.6 and Draft Local Plan Policies 6, 37 and 44.

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

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

**as amended by documents received on 26.01.2018 07.02.2018**

**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 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 additional windows shall at any time be inserted in the first floor eastern or western flank elevations, without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to comply with Policy 7.6 of the London Plan, 2016 and Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

**5 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 building, structure or alteration permitted by Class A and B of Part 1 of Schedule 2 of the 2015 Order (as amended), 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 to comply with Policy 7.6 of the London Plan, 2016 and Policy BE1 of the Unitary Development Plan, 2006 and in the interest of the amenities of the adjacent properties and to prevent an overdevelopment of the site.**