

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

Application No : 18/00038/FULL6

Ward:
Bickley

Address : 1 Page Heath Lane Bickley Bromley BR1
2DR

OS Grid Ref: E: 541757 N: 168871

Applicant : Mr P NOBLE

Objections : NO

Description of Development:

Single storey front extension and first floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 12
Smoke Control SCA 13

Proposal

The application proposes a single storey front extension and a first floor side extension. The single storey extension would serve a log store and would have a width of 1.2m by a depth of 0.8m. The first floor side extension would have a width of 1.2m and a depth of 5.5m and would continue the pitch of the main roof.

Location and Key Constraints

The application site hosts a two storey semi-detached dwelling on the Northern side of Page Heath Lane, Bromley.

The application property forms one half of a pair of semi-detached dwellings which share similar features however each has been subject to previous applications and are no longer identical in their appearance.

Comments from Local Residents and Groups

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

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:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- o 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
- o 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:

London Plan Policies

7.4 Local character

7.6 Architecture

Unitary Development Plan

H8 Residential extensions

H9 Side space

BE1 Design of new development

Draft Local Plan

6 Residential Extensions

8 Side Space

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

The relevant planning history relating to the application site is summarised as follows:

- o 01/00752/FULL1 - Formation of vehicular access - Refused
- o 02/03428/FULL1 - Formation of vehicular access - Permitted

Considerations

The main issues to be considered in respect of this application are:

- o Design
- o Neighbouring amenity
- o Side Space
- o 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.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally.

The first floor side extension would have minimal dimensions and would continue the main pitch of the roof; it is also proposed to continue the decorative brickwork which is a feature of this property. It is considered that this extension would not unbalance the pair of semi-detached dwellings as they are already very different in their appearance as a result of previous extensions to both dwellings.

Neighbouring amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

Having regard to the scale, siting, separation distance and orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

The nearest adjoining dwelling to the West of number 1 is separated by a wide access way to a dwelling to the rear, it is considered therefore that there would be no impact on the outlook and amenity of the adjoining occupiers due to the large separation distance.

Side Space

Policy H9 of the Unitary Development Plan states that, "for a proposal of two or more storeys in height, a minimum 1 metre side space from the side boundary of the site should be maintained for the full height and length of the flank wall of the building." This is to prevent cramped appearances in the street scene, unrelated terracing and to protect the amenity of adjoining residents.

The proposal would provide no side space however given the large separation distance as a result of the driveway to the West of the property and the minimal dimensions of the first floor extension it is considered that the first floor extension would not create a cramped appearance, or any unrelated terracing and would not have any significant impact on the privacy of the adjoining residents given its position in front an existing first floor element on this side.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has completed the relevant form.

Conclusion

Having had regard to the above it is 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 nor impact detrimentally on the character of the area

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.

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.