

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

**Application No :** 18/02772/FULL6

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

**Address :** 3 Barnet Drive, Bromley BR2 8PG

**OS Grid Ref:** E: 542287 N: 165729

**Applicant :** Mr Roger Storey

**Objections: YES**

**Description of Development:**

First floor rear extension

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 22

**Proposal**

The application seeks planning permission for a first floor rear extension. The extension will be positioned above the existing rear projection and will measure 3.9m in depth and 6.3m in width. The extension will measure 3.2m in height pitching down to 1.7m at the eaves. Two roof lights are proposed to the existing rear roofslope and a replacement door and window to the ground floor rear elevation.

**Location and Key Constraints**

The application site comprises a two storey semi-detached dwellinghouse located on the northern side of Barnet Drive, Bromley. The property is not listed and does not lie within a designated area.

**Comments from Local Residents and Groups**

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

- The extension would significantly affect the balcony by enclosing the space, blocking out sunlight and causing overshadowing.

## 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 48 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 in the Framework.

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

BE1 Design of new development

Draft Local Plan

6 Residential Extensions  
37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles  
SPG2 - Residential Design Guidance

## **Planning History**

97/02737/FUL - Single storey rear extension to garage - Application Permitted.

01/03448/FULL1 - Single storey rear/side extension - Application Permitted.

07/02860/FULL6 - Alterations and enlargement of single storey side extension for garage/games room and office - Application Permitted.

14/02862/FULL6 - Side and rear roof extension and first floor side extension - Application Refused.

Reason for refusal:

The proposed extension by reason of its scale, massing, design and close proximity to roofscape boundaries, would be out of character with the consistent rhythm of the prevailing pattern of roofscapes within the immediate locality and would represent a visually intrusive and incongruous addition, harmful to the character and appearance of the area and the host dwelling, as well as having a serious and adverse effect on the visual amenities enjoyed by occupants of neighbouring property, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

## **Considerations**

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

- Design
- Neighbouring amenity
- 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.

Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better

places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

The proposed extension's size, scale and bulk would significantly alter the appearance of the host dwelling from the rear. However, the roof of the proposed extension would sit 1.9m below that of the main dwelling and the rear elevation would project in line with the existing ground floor extension. Further to this it is proposed for the extension to have a shallow roof with an eaves height that matches that of the host dwelling. The pitch of the roof would also follow that of the host dwelling on one side of the property to ensure it is not visible from the front. The proposed depth and height of the extension would therefore be subservient to the main dwelling and would not overdevelop the site as a whole. The extension would not be visible from the street and so will not harm the character of the area or the streetscene in general. Insofar as possible the proposed materials will match those of the host dwelling which is considered to be complementary and compatible with the application site and developments in the surrounding area.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not result in a detrimental impact upon the spatial standards and visual amenity of the area.

### 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.

The closest neighbouring property, No.5, currently benefits from a balcony at first floor level which will sit adjacent to the proposed extension. The balcony has a privacy screen that measures approximately 1.7m in height. The eaves height of the proposed will sit a further 0.2m above this screen with the roof pitching inwards and away from the shared boundary. Objections have been received from the neighbouring property raising concerns that the proposed will enclose and overshadow the balcony, impacting of the sunlight received. Taking into account the orientation of the site and the proposed height of the extension it is considered that, on balance, the impact of the development on this property would not be adverse enough to warrant a reason for refusal.

The flank wall of the proposed extension would sit 4.3m from the boundary with the adjoining neighbour, No.1. Taking into account the orientation of the site and the separation distance between the properties it is not considered that the proposed development will have an overbearing impact or result in overshadowing to this neighbour. Due to the location and size of the proposed windows in the rear elevation and rear roofslope it is not considered that the proposed would result in an increased chance of overlooking out of character in terms of that expected within a typical residential layout.

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

### CIL

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