

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

Application No : 18/03004/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : Pindi Lodge, Mottingham Lane,
Mottingham, London SE9 4RW

OS Grid Ref: E: 541694 N: 173084

Applicant : Ms C Wilson

Objections: NO

Description of Development:

Roof alterations to incorporate loft conversion to habitable accommodation. Single storey side & front extensions

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application seeks planning permission for an extension to the ridge height with the inclusion of rooflights to create accommodation in the roofspace, a single storey front extension, single storey side extension and elevational alterations. The ridge height would increase by 2.1m with a hip to gable end extension to the front and rear. The proposed front extension will project 1.7m in depth with a width of 3.0m and maximum height of 3.0m. The proposed single storey side extension will project 6.1m to the rear, have a width of 1.9m and height of 3.2m pitching down to 2.5m.

Location and Key Constraints

The application site comprises a single storey semi-detached dwellinghouse, which was previously one of the many church buildings, located on the southern side of Mottingham Lane, Mottingham. The property is not listed and does not fall with any area of special designation. The application site sits adjacent to two locally listed buildings, St Vincent's Cottage and The Old Chapel.

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.

The National Planning Policy Framework was published on 24th July 2018. 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 NPPF.

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

05/03846/FULL6 - Single storey rear extension - Application Permitted.

16/03284/FULL6 - Single storey side extension and roof alterations to incorporate rooflights - Application Permitted.

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.

Application reference 16/03284/FULL6 granted planning permission for a side extension and roof alterations to create a habitable space. The application was granted permission by Committee in September 2016 with a condition requiring implementation within three years. It is therefore reasonable to assume that the planning permission could be implemented and is a fall-back position for the applicant. The main differences between the two applications are the proposed front extension, the increased size of the side extension and the elevational alterations.

The proposed roof alterations would not significantly alter the appearance of the host dwelling over and above that which has already been granted planning permission. The ridgeline is still proposed to be 0.3m higher than the highest part of neighbouring property Culver and 0.8m higher than The Old Chapel. The south-eastern corner of the property sits 0.9m away from the boundary with The Old Chapel and as a result of the raised ridge is not able to provide the 1.0m separation normally required by Policy H9. Indeed, it is noted that, the presence of the term 'normally' in the body of UDP policy H9 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. In this instance it is considered that the marginal increase in height and the pitched roof of the proposed will not lead to a cramped appearance or to possible unrelated terracing.

The number of rooflights proposed to the both roofslopes also remains the same as previously proposed however the size and location has been amended. Nonetheless the rooflights as proposed would not be visible from the street and so would not harm the appearance of the host dwelling, character of the area or the streetscene in general. Under the previous application a round window was proposed to the gable end elevation which is now proposed to be a larger window that mirrors the rear elevation. The window would not be visible from the street and so would not harm the character of the area of streetscene in general.

The proposed single storey front extension would bring the side of the dwelling in line with the existing front elevation forming an entrance hall. It is also proposed to enlarge the existing window which was previously proposed to be a door. The design of the front extension is in keeping with the host dwelling and would not significantly alter its appearance. The height and depth of the proposed would be subservient to the main dwelling and would not result in an overdevelopment of the site. The front elevation is set back a minimum 24.0m from the front boundary and will therefore not be harmful to the character of the area or the streetscene in general.

The proposed single storey side extensions size, scale and bulk would not significantly alter the appearance of the host dwelling. The proposed depth and height would be subservient to the main dwelling with a distance to the rear boundary of 18.0m. A separation distance of at least 1.0m is also proposed from the flank wall to the boundary. Insofar as possible the proposed materials will match those of the application property which will be complementary and compatible with the application site and developments in the surrounding area. The extension would be visible from the street and so will not harm the character of the area or the streetscene in general.

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 proposed increase in ridge height is the same as that which has been previously approved. Taking into account the marginal increase in height above the properties either side, the separation distance between the dwellings and the pitch of the roof, it is not considered that the development will have an overbearing impact or result in overshadowing and loss of light. The number of rooflights proposed to the roofslope facing towards The Old Chapel and Culver are the same as previously approved. The position of the rooflights has been amended with greater spacing between each one. The proposed rooflight closest to Culver is proposed to be obscurely glazed and non-openable to reduce the risk of overlooking and loss of privacy. Taking into consideration that the roof pitches away from both neighbouring properties, and the separation distance to both boundaries, it is not considered that the windows would result in an unacceptable level of overlooking or loss of privacy.

The proposed front and side extensions are modest in scale and taking into account the distance to the boundaries it is not considered that either development would have an overbearing impact or result in overshadowing and loss of light to neighbouring properties. No windows are proposed in the side elevation of the front extension however an additional window and glazed roof are proposed to the side extension in addition to what has previously been approved. In addition to this a patio door is proposed to the side elevation and enlarged window to the rear gable end elevation. Taking into account the proposed location and size of these windows it is not considered that they would result in an increased chance of overlooking or loss of privacy over and above that which currently exists.

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: To comply with Section 91, Town and Country Planning Act 1990.

- 2 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 UDP and in the interests of visual and residential amenity.

- 3 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.

- 4 No additional windows or doors other than those shown on the approved plans shall at any time be inserted in any elevation or roof slope of the dwelling house without the prior approval in writing of the Local Planning Authority.**

Reason: In order to comply with Policies BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.