

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

**Application No :** 18/03513/FULL6

**Ward:**  
**Plaistow And Sundridge**

**Address :** 3 Hansom Terrace Freelands Grove  
Bromley BR1 3NL

**OS Grid Ref:** E: 540858 N: 169796

**Applicant :** Mr & Mrs Downey

**Description of Development:**

Roof alterations incorporating rear dormer and front and rear rooflights and elevational alterations, insertion of high rise window on the flank wall

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 10

**Description of Development:**

Roof alterations incorporating rear dormer and front and rear rooflights and elevational alterations, insertion of high rise window on the flank wall

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 10

**Proposal**

The application seeks consent for the roof alterations incorporating rear dormer, one small rear roof-light and two front roof-lights and an insertion of staircase window on the flank wall at the first floor level.

The proposed box dormer would be sited centrally, set in by 0.4m from both sides, set well down from the ridge of the roof, 1.4m above the eaves. Would measure 4m in width, 3m in depth and would be 2.2m wide. French window with a Juliette balcony and a case window would be inserted on the rear elevation of the proposed dormer. One small roof-light would be inserted to the right of the rear roof plane above the proposed dormer. Two roof-lights would be inserted to the front roof plane and one window on the flank wall.

The proposed loft conversion would provide a bedroom with bathroom and a study room.

### **Location and Key Constraints**

The application relates to a two-storey end terrace dwelling situated on the southern side of Freelands Grove. The proposal site is a part of the row of terraces (of 3 dwellings on the both sides and of 4 in the middle) built on Dairy Site. They are positioned symmetrically, well set back with deep front gardens and rather shallow rear gardens.

Properties lining this road vary in size and type detached, semi and some terraces, largely inconsistent in age and style.

### **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 makers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) 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
- C) 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 Hearings from 4th December 2017 and the Inspectors 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

T3 Parking

BE1 Design of new development

Draft Local Plan

6 Residential Extensions

30 Parking

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:

94/01756/FUL permission for the Demolition of Existing Buildings and Erection of 4 Three Bedroom and 6 Two Bedroom Two Storey Houses with Car Parking Spaces granted 12/09/1994

Subject to the conditions; condition No5 is taking away PD rights for an above development which the application site falls part of.

### **Considerations**

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

- Design
- Highways
- 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. 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.

The property on the other end of terrace of three, No 1 benefits from the rear dormer of a similar size and two front roof-lights, as such the symmetry would not be maintained. In addition, the proposed dormer would be invisible from the street view.

The proposed roof extension would maintain an element of subservience to host property. Therefore the proposed development would not be out of character with the scale and form of the host building and surrounding development.

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

## Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment

The proposal would not affect the parking conditions of the proposal site.

## 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 rear of the site is bordered by the garden of No.10 Park Grove and a high wall separates this adjoining site. Given the relationship of the two properties, no significant overlooking into the dwelling at 10 Park Grove is likely to result from the proposal. The proposed flank wall window would be high rise window of staircase therefore would not cause any overlooking of neighbouring property.

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

## CIL

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

## **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.