

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

Application No : 18/03129/FULL6

Ward:
West Wickham

Address : 10 Ash Grove West Wickham BR4 0QL

OS Grid Ref: E: 538436 N: 165973

Applicant : Mr Ian Woodnott-Miller

Objections: NO

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The proposal seeks permission for the formation of a first floor side extension. The host dwelling at present has an attached study which forms the flank elevation of the host dwelling, retaining a separation of approx. 1m to the property boundary, however to the rear where the kitchen begins, the flank wall steps in slightly towards the property boundary, retaining a separation of approx. 900mm.

The proposed first floor side extension will be built above the existing ground floor footprint, retaining a separation of approx. 900mm between the flank elevation and the flank property boundary. The first floor extension will form 2 new bedrooms. There will be a single window in the flank elevation that will serve the hallway. No further windows are proposed in the flank elevation at first floor level. The 2 new bedrooms will receive light and ventilation from the windows to the front and rear elevations.

The roof above the proposed first floor side extension will match the height and design of the existing roof of the host dwelling, being hipped at the same angle as existing.

All materials to be used for the proposed extension will match the host dwelling.

Location and Key Constraints

The application site hosts a semi-detached dwellinghouse that is located on the western side of Ash Grove.

Comments from Local Residents and Groups

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

Comments from Consultees

No consultations were considered necessary.

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:

- 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

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

Planning permission was granted under reference 14/00630/FULL6 for a single storey side extension. This replaced the original garage with the existing study, with the flank elevation set approx. 1m away from the property boundary.

More recently, a certificate of lawfulness was granted for a single storey rear extension under reference 18/01991/PLUD.

From carrying out the statutory site inspection, it is clear to see that the majority of properties along Ash Grove within close proximity to the application site, all benefit from some form of first floor, or two storey side, extensions.

Considerations

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

- Principle
- Design and spatial standards
- Neighbouring amenity
- Highways

Principle

The site lies within an urban and built up residential area where there is no objection in principle to new residential extensions subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implication.

Design and spatial standards

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.

Whilst the existing single storey study, granted approval under 14/00630 has a separation between the flank elevation and property boundary of 1m, the remainder of the flank elevation of the host dwelling located behind the study (forming the flank wall of the kitchen) is set 900mm away from the property boundary. The proposed first floor side extension will be sited above the existing ground floor aspect of the host dwelling in line with the flank wall of the kitchen, so will therefore retain a separation of 900mm to the property boundary.

According to UDP Policy H9 - Side Space, new extensions of two storeys or more will normally be required to provide a minimum separation of 1 metre between the flank property boundary of the site and the flank elevation of the property, for the full height and length of the flank wall of the building. Policy H9 seeks to ensure that sufficient space is provided around new buildings and extensions so as to prevent a cramped appearance and unrelated terracing from occurring; failure to do so could reduce the degree of separation between dwellings which would be harmful to the general character of the area.

As such, it should be noted that the proposal is therefore contrary to policy H9 of the UDP. However, it is noted that the presence of the term 'normally' in the body of UDP Policy H9 strongly implies there is a need for discretion in the application of the policy 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.

The existing ground floor study is set 1m away from the property boundary, and the existing ground floor kitchen element of the host dwelling that is set 900mm away from the property boundary is to the rear. The first floor element will be 900mm away from the property boundary, however given the ground floor element visible from the roadside is 1m away from the property boundary and the first floor element will be modest in size and match the overall design and appearance of the host dwelling, including at roof level, it is considered that the resulting extension would not lead to a cramped appearance within the streetscene.

The proposed first floor element would be set back from the main front elevation at ground floor so that the front elevation of the side extension is in-line with the existing first floor front elevation as opposed to the front elevation of the existing ground floor study, which is considered to further reduce the overall bulk and appearance of the resulting extension. It is not considered that the resulting

dwelling would appear overdeveloped, cramped or to have a terracing effect with the neighbouring property at No.8 Ash Grove, which itself has the benefit of a similar extension.

Although there would be a breach of the H9 Side Space Policy, given these circumstances it is considered that in this particular instance there would be limited actual harm in planning terms from each existing element and the proposed extension as a whole.

The proposed external materials are stated to match those used in the existing dwellinghouse and this could be managed by planning condition in any event.

There are a number of other properties within close proximity of the application site which benefit from first floor side extensions or two storey side extension, with the flank elevation of the host dwellings therefore being within 1m of their property boundaries. As such, the proposal at No.10 will not be out of keeping with the general character of development within the streetscene.

For these reasons; having regard to the form, scale, siting and proposed materials, it is considered that the proposed first floor side extension would complement the host dwelling, would not appear out of character with surrounding development or the area generally, nor would it have a harmful effect upon the spatial standards of the area that would warrant refusal of the application.

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.

As mentioned above the proposed extension would match the overall design and appearance of the host dwelling, continuing the existing eaves and ridge line of the roof of the host property, and will retain the same angle to the slope of the roof, so it is considered that the resulting first floor side extension would not have a significantly more harmful impact on the amenities of the neighbouring properties by reason of overshadowing or overbearing effect.

Furthermore, the main outlook of the extension would continue to be to the front and rear of the building where there would be limited additional harm by reason of overlooking. Nonetheless, it would be prudent to restrict the insertion of any side flank windows and ensure the use of obscure glazing to the proposed first floor window (to serve the landing area), in the interest of preserving the privacy amenities of the neighbouring occupiers, and this could be managed by planning condition in the event that planning permission is granted.

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 development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

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 technically or directly increase the size of the household in the dwelling through increasing the number of occupants. Nonetheless, the site is capable of accommodating a vehicle, and as such the proposal would not appear to result in additional on-street parking or other effect harmful to highway safety or inconvenience to other highway users.

CIL

The Mayor of London's CIL is a material consideration, however 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. The proposed extension would not result in a significant loss of amenity to local residents nor impact detrimentally on the spatial standards of the site or wider area, nor upon the general 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.

- 4** No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the extension hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

- 5** Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

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