

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 18/03728/FULL6

**Ward:**  
**Shortlands**

**Address :** 56 Overhill Way Beckenham BR3 6SW      **Objections:** Yes

**OS Grid Ref:** E: 538535 N: 167788

**Applicant :** Mr & Mrs O'Reilly

### **Description of Development:**

Loft conversion with hipped barn roof alteration with rooflights to front and addition of dormer to rear.

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 21

### **Proposal**

The application seeks consent for a loft conversion with hipped barn roof alterations, roof lights and a rear dormer.

### **Location and Key Constraints**

The application relates to a two-storey semi-detached residential dwelling, which is located on the east side of Overhill Way. The property benefits from a large rear garden and off-street parking to the front. The surrounding area is residential in character and the site is located within the Park Langley Area of Special Residential Character.

### **Comments from Local Residents and Groups**

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

- Concerns about the replacement window on the side elevation. This has been elevated to the roof line of the existing property and now has an unobstructed view into neighbouring garden and property.
- The dormer is rather unsightly and negatively impacts the view from neighbouring gardens. It also impacts the street scene when entering Overhill Way.

## 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
- H10 Areas of Special Residential Character
- BE1 Design of new development

## Draft Local Plan

- 6 Residential Extensions
- 37 General Design of Development
- 44 Areas of Special Residential Character

## 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:

18/01318/FULL6 - The works will consist of the demolition of an existing detached garage and the construction of a new single storey rear extension, landscaped gardens, boundary walls and all ancillary site works. Permission

## Considerations

The main planning considerations relates to the design and scale of the proposed works in relation to house and surrounding area, together with any impact on neighbouring residential amenities.

## 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.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing.

In addition, the property lies within the Park Langley ASRC and as such Policy H10 is also relevant. Policy H10 seeks to ensure that development respects and complements the established and individual areas. Appendix I of the UDP outlines the descriptions for each area and states that Park Langley is an area of almost exclusively large detached two storey family houses on generous plots and

represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

The application property forms one half of a semi-detached pair and both currently retain their original roof profile. In this case the application property is located close to the junction with Brabourne Rise and the site backs onto the gardens fronting this neighbouring road. It therefore has a very exposed flank elevation within the streetscene.

The proposal would extend the existing original roof profile to create a barn hip arrangement. This would however still retain a small set back from the central triangular front roof pitch which sits between the pair of semis.

Of relevance is Policy H8 which seeks to protect the symmetry of semi-detached pairs from inappropriate hip to gable enlargements.

In this case the wider street is characterised by semi-detached properties, which are set back from the road and are situated within generous plots. The applicant has highlighted various examples of extended roofs on neighbouring properties within the immediate vicinity. Some of these appear to have been carried out under permitted development but a number of others have been granted under planning permission. These examples include 37 Overhill Road (15/04680/FULL6) & 35 Overhill Way (16/03706).

It was noted at the time of the site visit that of the closest 15 pairs of semi-detached properties to the application site, 8 of the pairs were no longer fully symmetrical at roof level due to some form of extension. Whilst the hip-to-gable enlargement would result in some harm to the symmetry of this pair of properties, given the variety of roof amendments within close proximity at this end Overhill Road it is considered that in allowing this proposal the harm to the character and appearance of the streetscene would be on balance acceptable, due to the fact that the established roof character has already been altered.

The dormer to the rear would be contemporary in appearance; however it would be set back from the eaves line and from the gable end. The use of zinc is considered to be a high quality material and it would blend with the darker roof tiles. The larger window proportions would only be visible from the rear and as such it is considered that this arrangement is on balance acceptable and would not result in significant harm to the character of the area.

In terms of the ASRC it is considered the development would continue to read as a two-storey dwelling which is set within a generous plot. And in allowing this proposal is it not considered that there would be undue impact on the special character of the ASRC.

Given the above, it is considered that the proposed roof additions are on balance acceptable and the development would not result in significant harm to the character and appearance of the dwelling, area in general or special interest of this ASRC.

## Neighbouring

In relation to neighbouring amenity the main impact would be on the adjoining neighbouring properties.

The adjoining neighbour at number 54 benefits from a ground floor rear extension. Given the location of the dormer and its scale it is not considered that there would be significant harm to the visual amenities of this neighbour.

There is already an established degree of overlooking towards the rear of the site and whilst the dormer would be elevated, it is not considered it would result in a level of overlooking or loss of privacy which is material greater than the established arrangement.

Window are proposed within the upper floor of the side elevation and this faces onto the rear gardens of 73/75 Branbourne Rise. Concerns have been raise by a neighbour regrading overlooking and lost privacy but there is a moderate degree of separation. Notwithstanding, the upper floor windows would serve stairwells and non habitable rooms and as such they could be conditioned to be obscured and non opening below 1.7m in order to protect neighbouring privacy.

## 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

## **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.**