

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

Application No : 18/04049/FULL6

Ward:
Bickley

Address : 17 Highfield Road Bickley Bromley BR1 2JN **Objections:** Yes

OS Grid Ref: E: 542638 N: 168100

Applicant : Mr And Mrs Alcraft

Description of Development:

Erection of four dormers to existing loft

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 12
Smoke Control SCA 13

Proposal

Planning permission is sought for an erection of four dormers to the existing loft. The permission was granted under 00/01695/FULL1 for an existing side dormer.

One hipped roof dormer 2.4m wide, 2.4m high and 2.2m deep would be inserted to the northern roof plane of the main roof behind the existing side dormer. One hipped roof dormer 3.5m wide, 2.4m high and 2m deep with roof-light on its flat top would be inserted on the southern roof plane of the main roof, projecting out towards a large existing chimney. These two dormers would be sitting symmetrically and would have a flat top. One gabled roof dormer would be inserted to the eastern roof plane, would be 3m wide, 1.6m high and 2.7m deep and one gabled dormer would be inserted to the hipped roof of the existing two storey rear extension (00/01695/FULL1), would be 4.2m wide, 2.4m high and 4m deep. Both gabled dormers would have a small arch top windows facing to the rear garden.

Location and Key Constraints

The application property is a detached pre-war dwelling erected circa in 1923, with an addition from 1926. Whilst a 1m side passage exists to the north flank boundary, historically the dwelling was erected with a nominal 350mm boundary separation to the south.

The adjoining property to the north at No 15 has been considerably extended at the rear and to the roof, involving the large dormer which is visible from the street. No 19 to the south has been moderately extended to the rear and to the roof.

The application site is located within residential area, on the eastern side of Highfield Road which is lined by a mixture of detached bungalows and two storey houses with lightly articulated elevations, sharing a consistency of appearance. The surrounding area has a reasonably spacious character with some exceptions where rather narrow gaps exist in between neighbouring properties.

Comments from Local Residents and Groups

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

Objections

- The concern has been raised about the proposed south facing dormer in the main roof as a large addition and the possibility of an insertion of window to its south elevation resulting in a loss of privacy.
- This dormer would be oppressive viewed from the rear bedroom.
- The proposed development would result in a complexity of rooflines in a proximity of second floor level to the neighbouring side boundary, appearing disproportionately bulky as an addition of the extensions from 1926 and 2000. Due to the position of the two houses, the east facing rear dormer would have a considerably adverse impact on the outlook from the bedroom.

The photographs showing the current relationship between the two properties were provided and uploaded to the casefile and property was visited by the case officer.

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

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

The relevant planning history relating to the application site is summarised as follows:

Application 00/01695/FULL1 for Part one/ two part storey rear extension and side dormer was granted permission 20.09.2000

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. 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 dormer proposed on the northern roof plain behind the existing side dormer would be visible from the certain points of view from the street due to the wider gap between Nos 15 and 17. The visibility of the proposed bigger dormer on the opposite site of existing would be limited due to its position within a distance of 5.5m from the main elevation.

The proposed gabled rear dormer in combination with the pair of symmetrical dormers behind would appear large in the context of the roof and along with the other dormers would to some extent disrupt the architectural consistency of the building. However, due to their position and materials used, would not weaken its contribution to the streetscape.

Having regard to the siting and proposed materials it is considered that the proposed extensions would not appear out of character with surrounding development or the area generally.

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 roof extensions would alter the view from the rear of No 19, given the proportions of the proposed dormers and the proximity of the neighbouring properties Nos 17 and 19. However, they would not increase the potential for overlooking to neighbouring properties to a significant degree. In addition, the orientation of the dwellings in relation to each other, with the proposal property positioned due north reduces any impact and it is considered that the proposed

development would not increase potential for loss of daylight and prospect to the rear of the adjoining dwelling.

With regards to the impact of the proposal on the residential amenities of neighbouring property No19, which benefits from the full size rear dormer and a large rear extension (planning permission reference number 74/2232) and benefits from a reasonable separation distance, it is considered that the proposal would not harm the amenities of this property.

Having regard to the scale, siting, separation distance, orientation, 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 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.

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 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.