

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

Application No : 18/04782/FULL6

Ward:
Kelsey And Eden Park

Address : 16 Crossways Road Beckenham BR3 3JP

Objections: Yes

OS Grid Ref: E: 537157 N: 168186

Applicant : Mr Mehmet Gultekin

Description of Development:

First floor side and single storey rear extensions.

Key designations:

Smoke Control SCA 18

Proposal

The application seeks permission for the addition of a first floor side and single storey rear extension.

The proposed first floor extension would project flush with the ground floor flank wall of the existing property and would project for a depth of 11.7m, set back 0.3m from the front of the property. The proposed roof would have a maximum height of approx. 8.1m and an eaves height of 6.3m.

The proposed single storey rear extension would project 3m in depth along the shared boundary with No.18 for a width of 3.03m, before increasing in its rearward projection to a maximum of 7.3m for the remaining 6.17m in width. The single storey extension would have a flat roof section approximately 4.6m wide with a height of approx. 3.1m (featuring a parapet wall with an additional height of 0.23m), with the remaining part of the extension featuring a rear gable element which has a maximum height of 4m.

Location and Key Constraints

The application site hosts a two storey semi-detached dwelling located on the southern side of Crossways Road, Beckenham.

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

- Loss of natural daylight and overshadowing to dining room, kitchen and back of the house.

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

The application site has no previous planning history.

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 existing street scene features examples of similar first floor side extensions, including flat roof dormers and those with pitched roofs such as the neighbouring dwelling at No.14. The proposed first floor extension would project closer to the front of the dwelling than most of these examples, though would be set back 0.3m from the front and would retain part of the catslide roof which forms a key characteristic of the host dwelling and its adjoining neighbour, and the pair of semi-detached dwellings either side. The roof would be set lower than the ridge height of the main dwelling, and the materials would consist of roof tiles to match the existing roof and a white render finish to match the existing dwelling. The proposed first floor extension would not project beyond the flank wall of the existing dwelling, and therefore it is considered that it would not harm the appearance of the host dwelling or impact detrimentally upon the character of the area.

The proposed single storey extension is not considered excessive in its rearward projection or its overall scale and bulk. It would consist predominantly of a render finish to match the existing property, with a section of the rear elevation and flank elevation would feature timber cladding with clear stain finish. The proposed materials are considered to complement the host dwelling, and given that it would be set back significantly from the front of the host dwelling the extension would not impact significantly upon the character of the area or visual amenities of the street scene.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension(s) would complement the host property and 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 proposed extension would project 3m beyond the rear of No.18 at single storey level along the shared boundary. It would then step in 3m from the boundary before projecting an additional 4m in depth. The projection along the boundary is not considered excessive and would not result in an unacceptable loss of outlook to this neighbour, whilst the separation distance of the rearmost part of the extension is considered sufficient to prevent any significant detrimental impact. Given the orientation of the site the proposed extension

would result in a degree of loss of light to the rear window of the neighbouring property, which does not benefit from any rear projections along the boundary. However, any resulting harm by way of loss of light is not considered to be so significant as to warrant a refusal of the application on these grounds.

With regards to No.14, this neighbour benefits from a single storey rear element which projects a similar distance to the existing single storey part of the application dwelling. The proposed single storey part of the extension would result in the host dwelling projecting 4m further to the rear, and 2.2m closer to the boundary than existing. The extension would abut the boundary, though would be separated from the flank wall of the neighbouring dwelling by approx. 0.85m which would mitigate the impact of its rearward projection of approx. 4m beyond the neighbour. The roof would pitch away from the boundary and therefore on balance it is considered that the overall impact of the extension in terms of loss of light and outlook would not be serious enough to warrant refusing the application on these grounds.

The first floor extension side extension would project for a total depth of 11.7m, including a projection of approx. 2.5m in depth beyond the first floor levels of the neighbouring properties. The extension would be set 3m in from the boundary with No.18 and approx. 2.4m from the boundary with No.14. Given the modest rearward projection, its siting within the flank roofslope and the separation distances retained at first floor level, it is not considered this part of the extension would result in any significant harm to the amenities of the neighbouring properties in terms of light and outlook. The neighbour at No.14 benefits from an existing flank dormer with windows facing towards the application dwelling, and it is therefore considered appropriate to condition the flank windows at first floor level in order to ensure that the privacy of the neighbouring property is protected.

Having regard to the scale and siting of the development it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise, subject to the imposition conditions regarding the use and retention of obscure glazing to the first floor flank windows.

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: To comply with Section 91 of the 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 development hereby permitted shall as far as is practicable match those of the existing building.**

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4 Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan