

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

Application No : 18/05471/FULL6

Ward:
Petts Wood And Knoll

Address : 71 Lynwood Grove, Orpington BR6 0BQ **Objections:** Yes

OS Grid Ref: E: 545373 N: 166634

Applicant : Mr & Mrs Kevin Tunstall

Description of Development:

Single storey rear extension, first floor front extension, replacement front dormer and elevational alterations.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 4
The Knoll Area of Special Residential Character

Proposal

Permission is sought for a single storey rear extension, first floor front extension, replacement front dormer and elevational alterations.

The proposed single storey rear extension will be 3.8m deep and 12.45m wide. It will have a flat roof that has a maximum height of 3.4m.

The proposed first floor front extension will be 5.15m deep, projecting 1.8m beyond the existing front gabled elevation. It will be located over the existing garage, set back 2m from the front. A new pitched roof is also proposed over the remaining garage.

The proposal also includes the enlargement of the existing front dormer. It will be 2.8m wide and will incorporate a gable feature.

Location and Key Constraints

The site is a two storey detached property located on the western side of Lynwood Grove. The topography of the area slopes down from south to north.

The site is located within an Area of Special residential Character, following recent adoption of the Bromley Local Plan (January 2019).

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 proposal to extend a further 5.3m forward, which is 1.8m beyond the front of the original house, will result in a 10.3m extension, two and a half storeys high, and will significantly reduce the amount of sunlight and daylight to the kitchen, dining room and rear bedrooms.

- As No. 71 sits in an elevated position, the proposed two-storey side and rear extensions will result in a 14m overbearing sense of confinement.
- The proposal contravenes the adopted SPG2 (Residential Design Guidance) regarding extensions. (Quoted within the objection submission, not repeated in this report but available to view on the file).
- Over approximately 33 metres, the distance between the houses from 71 to 77 Lynwood Grove, the ground drops away significantly from the south to the north six metres, averaging 18 degrees. Because of this slope the original houses were specifically selected for their design, sited and staggered down the hill in a manner to be considerate of light, privacy, stability and the character of the street
- Extending No.71 forward and bulking out the original house will negatively affect the streetscape and the general amenity enjoyed by the neighbourhood.
- The proposal will also result in an overbearing structure that will remove the space between properties, which is not in accordance with ASRC guidelines on prevailing space as it is not in accord with the "general pattern in the area".
- No.71 is 1.5m higher on the south facing boundary, is staggered to the rear and has already been significantly extended to the side.
- The proposal to extend 3.8 metres to the rear, being so close to the boundary, will significantly reduce the light to kitchen.
- It will also set a damaging precedent of excessive extensions in the area, including building forward and building to the boundary and thereby reducing the gaps between houses.
- Lynwood Grove forms an integral part of the Knoll and the application to make the Knoll an Area of Special Residential Character (ASRC) has now been approved and adopted by the Bromley council.
- Light report submitted by neighbour (full document available to view on the file) - the proposal to build over the garage will significantly reduce sunlight and daylight to No.73
- Overlooking
- Impact on ASRC - The proposal clearly changes the character, style and appearance of the property and its relationship with those properties surrounding it; being located on a steep slope the effect is much more noticeable.
- Policy H9 of UDP (8 of BLP) states where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space
- Proposed street scene elevation is inaccurate and does not represent the terrain.

Local Groups (The Knoll Residents Association)

- Disproportionate size
- Loss of sunlight to No.73. Because Lynwood Grove slopes downwards at this point their house lies 2 metres lower than number 71 which means the proposed 2 storey side extension will be the equivalent of 3 storeys. They will have a 13 metre high wall on their southern boundary and their home will be completely overshadowed by this extension.
- The alterations at the front of the house will make it much bulkier and more dominant than neighbouring homes and out of keeping with the street scene
- Because the land slopes the houses were built staggered forward by 6.5 meters in order to provide an un-overlooked outdoor area at the rear - the proposed extension at number 71 will destroy this privacy for adjacent homes and will also overlook the house at the rear to a much greater extent.
- Similar application at No.75. Giving permission for either of these extensions will set a precedent for further inappropriate development
- Excavation work could affect the retaining walls between the houses causing instability and possible subsidence damage.

- Lynwood Grove is included in the area which will soon become an ASRC and this application contravenes several of the development criteria, especially i, iii, v, and ix.

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 development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 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

Bromley Local Plan

- 6 Residential Extensions
- 8 Side Space
- 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

- 72/01904 - Two storey extension at side - Permitted 11.07.1972
- 73/00083 - Two storey side extension and double garage - Permitted 27.02.1973
- 79/00457 - Single storey side extension for storage and patio - Permitted 11.04.1979
- 79/02781 - Single storey rear extension for dining room and covered patio - Permitted 08.11.1979
- 00/03810/FULL1 - Front dormer extension - Permitted 14.02.2001
- 05/03560/RENEW - Front dormer extension - Permitted 16.11.2005

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.

Policies 6 and 37 of the Bromley Local Plan (BLP) 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.

The site is located within The Knoll Area of Special Residential Character (ASRC). Policy 44 states that proposed developments within an ASRC will be required to respect, enhance and strengthen their special and distinctive qualities.

The proposed single storey rear extension will be 3.8m deep and 12.45m wide. It will have a flat roof that has a maximum height of 3.4m. It will be set in 0.6m from the existing flank elevation, therefore providing a total of 1.5m separation to the northern flank boundary. As such this element will not be visible from the street. The size and design is considered to be in keeping with the host property.

The proposed first floor front extension will be 5.15m deep, projecting 1.8m beyond the existing front gabled elevation. It will be located over the existing garage, set back 2m from the front, and will maintain 1m separation to the northern flank boundary. The proposal also includes the enlargement of the existing front dormer. It will be 2.8m wide and will be set back 1m from the main façade. Both front extensions are set down from the main ridge and incorporate a gable feature to reflect the character and design of the host property. It was noted on site that there are a number of properties along this road with multiple gable frontages, including No's 50, 61, 63, 66 and 67. It is therefore considered that the proposal will not detract from the overall character and appearance of the host dwelling or the wider ASRC.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the wider ASRC.

Neighbouring amenity

Policy 37 of the BLP 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.

It is noted that the topography of the area is such that the ground slopes down from south to north. Furthermore, due to the bend in the road, the properties are staggered. As such, the application site is set lower and forward of No.69, but higher and to the rear of No.73.

The proposed ground floor extension will project 3.8m to the rear. Due to land levels, the proposal will be situated at a higher level than No.73, however the proposed extension has been set in 1.5m from the flank boundary and incorporates a flat roof which reduces the overall bulk. Furthermore, the proposed extension will not project beyond the existing utility room/store. As such, it is considered that the single storey rear extension will not impact significantly on either neighbouring property with regards to loss of light, outlook or visual amenities. Furthermore, the rear elevation will contain folding/sliding doors however the flank elevations will be blank, therefore the proposal will not impact on current privacy levels.

The proposed first floor front extension will be located over the existing garage, maintaining the 1m separation to the northern flank boundary. It will be 5.15m deep, projecting 1.8m beyond the existing front gabled elevation, however it is set back 2m from the front of the garage. The gable will be set down from the main ridge. Due to the staggered nature of these properties, the proposed extension will not project forward of No.73. Concerns have been raised regarding the impact on sunlight and daylight to No.73. From visiting the site it was noted that the southern flank elevation and flank roof slope of No.73 are blank. As such, the proposal will not impact on light or outlook to any windows of this neighbouring property. It is noted that concerns have been raised regarding the impact on the visual amenity when viewed from the rear garden of No.73, however given the siting and separation, it is not considered to cause significant harm.

The proposal also includes the enlargement of the existing front dormer. It will be 2.8m wide and will be set back 1m from the main façade. This element maintains approximately 2m separation to the southern flank boundary line. This element is not considered to result in an impact on neighbouring amenity, over and above the existing front dormer.

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, and will not harm the character of the host dwelling or the ASRC that the property is located within, nor the amenities of occupiers of neighbouring dwellings.

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 37 of the Bromley Local 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 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.