

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

Application No : 19/00067/FULL6

Ward:
Shortlands

Address : 212 Mead Way Hayes Bromley BR2 9ET **Objections:** Yes

OS Grid Ref: E: 539476 N: 167405

Applicant : Mr Yi Bao Chen

Description of Development:

First floor side extension & ground floor rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 2

Proposal

The application proposes the following extensions:

- First floor side extension over the existing garage, kitchen and entrance lobby areas. This would measure 3.5m wide, 7.2m deep and the proposed gable pitched roof height would be subservient to the existing ridge line. The side extension would be set back 1.1m from the front elevation of the host dwelling and would not project beyond the rear elevation of the host dwelling. It would be set in 0.8m from the side elevation of the garage. The proposal would provide two bedrooms and a bathroom.

The proposed first floor extension would be positioned above the existing ground floor of the house which lies 0.7m from the flank boundary and the first floor extension would be set back 1.5m from the shared boundary.

- A rear single storey rear extension, measuring 4.6m wide and 3.5m deep with a maximum height of 3m. It would be located to the rear of the existing dining room and would provide a new kitchen.

Location and Key Constraints

The application site comprises of a two storey detached dwellinghouse located on the north side of Mead Way, close to the junction with Pickhurst Lane. The site does not lie within any conservation area and the property is not a listed building. The character of the area is residential in nature.

Comments from Local Residents and Groups

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

Comments from Consultees

No consultees were contacted for comment on the application.

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 24 July 2018 and updated on 19 February 2019.

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

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Planning History

18/04711/FULL6 - First floor side extension over existing ground floor and rear extension - 11.12.2018 (Refused)

Considerations

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

- Resubmission
- Design
- Side Space
- Neighbouring amenity
- CIL

Resubmission

A similar proposal has previously been refused (planning ref: 18/04711/FULL6) and the reason for refusal was:

"The proposed first floor extension, by reason of its bulk, size and design, would constitute a cramped overdevelopment of the site, out of character with the streetscene and host building, contrary to Policies BE1, H8 and H9 of the Unitary Development Plan and Policies 6, 8 and 37 of the Draft Local Plan."

In the previous scheme, the proposed first floor side extension was above the garage in-line with both the front and rear elevations of the host dwelling with a ridge height the same as the host building. In the current scheme, the proposed first floor extension now provides a 0.8m set in from the side elevation of the garage and 1.1m set back from the front elevation of the host dwelling. The proposed roof height has also been reduced to 0.3m lower than the existing ridgeline.

The proposed rear extension would be similar and remains unchanged.

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 Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policies 6 and 37 are relevant to this application. Policy 6 states that development proposals will be expected to be of a high standard of design and layout and should be attractive to look at, complementing the scale, form, layout and materials of adjacent buildings and areas. Policy 37 requires that the design including the

scale, form and materials of construction should respect or complement the host dwelling, being compatible with development in the surrounding area.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The overall scale and design of the proposed first floor side extension would be in keeping with the host dwelling and would not be considered bulky and incongruous. The first floor element would be set back from the front elevation together with the ridge height lower than the host building to provide subservience. As such it is considered that the extension would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

The extensions are to be finished in matching materials therefore resulting in a seamless finish blending the extension with the original building.

The single storey rear extension has proposed a flat roof resulting in a modern and contemporary design approach to the extension and this element would not be visible from the highway and would have a modest depth.

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

Side Space

Policy 8 states that when considering applications for new residential development, including extensions, the Council will normally for a proposal of two or more storeys in height a minimum of 1m side space from the side boundary of the site should be retained for the full height and length of the building. Furthermore, where higher standards of separation exist, proposals are expected to provide a more generous side space.

Members should be aware that a similar proposal for a first floor side extension at No. 266A Pickhurst Lane has previously been approved (planning ref: 14/00288/FULL6). Under this approved scheme, the width of the first floor extension was 1.7m.

The proposed first floor side extension would be located above the extension garage and set in 0.8m. The garage itself is located 0.7m from the western boundary with the rear garden of No. 266 Pickhurst Lane. Whilst the proposal would not provide the full 1m side space for the full flank elevation as normally required under Policy 8, the proposal would not result in a terracing effect between the extension and any neighbouring property, the proposed extension would also not cause a cramped appearance within the wider streetscene given that the extension is adjacent to the rear garden of No. 266. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy.

Neighbouring amenity

Policy 37 of the Bromley Local Plan 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.

With regards to the nearest neighbouring property, the proposal is 0.7m away from the shared boundary with No. 266 Pickhurst Lane and this neighbouring dwelling is some 10m away from the application site. A window on the first floor flank wall is proposed which is shown to serve the landing and be obscure glazed. It is therefore considered that the proposed extension would not impact on the amenities of this neighbouring property with regards to loss of light, outlook or visual amenity.

With regards to the neighbouring property to the east, No. 210 Mead Way, the proposed side extension would not be visible from this neighbouring property as the proposal would not project beyond the existing first floor rear elevation. The single storey rear extension would be 7m away from the shared boundary and it is well-screened. Therefore, it would not have any detrimental impact on No. 210. Having regard to the scale, siting, separation distance and 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 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.

as amended by documents received on 27.02.2019

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 37 of the Bromley Local Plan 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 first floor window in the west 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 6 and 37 of the Bromley Local Plan

- 5 The proposal hereby permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.**

Reason: In order to comply with Policies 6 and 37 of the Bromley Local Plan and in the interests of the residential amenities of the area.