

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

Application No : 18/05662/FULL6

Ward:
Chislehurst

Address : 66 Elmstead Lane Chislehurst BR7 5EL **Objections: Yes**

OS Grid Ref: E: 542536 N: 171101

Applicant : Elmstead Lane Limited

Description of Development:

Loft conversion including two rear dormers, two storey front gable extension, two storey side extension, part one/ two storey/ rear extension and elevational alterations.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 10

Proposal

Planning permission is sought for a loft conversion including two rear dormers, two storey front gable extension, two storey side extension, part one/ two storey/ rear extension and elevational alterations.

The application can be divided into 4 main elements:

1. Loft conversion with two rear dormer windows
2. Two storey front gable extension
3. Removal of the existing garage & part one/two storey side and rear extension
4. Elevational alterations including three front windows

1) Loft conversion

The drawings show that the existing loft is to be converted to be used as a fifth bedroom. Three rooflights are shown to be inserted into the front roofslope and two rear dormers at the back. The rear dormers measure 1.5m in width x 1.9m in height x 3.7m in depth. The roof extension will be finished in grey slate.

2) Two storey front gable extension

The front of the property is to be extended by 3.8m in width x 6.6m in height x 2.5m in depth. The atrium would have glass panelling in the front and side elevations and would match the design of No.78 Elmstead Lane. Brickwork is shown to match

the existing house with a grey slate roof and black powder coated double glazed windows.

3) Removal of existing garage & two storey side extension and part one/two storey side rear extension

The existing garage located to the side of the property is shown to be demolished and replaced with a two storey side & part one/two storey rear extension to facilitate a reception room, utility room/WC and enlarged kitchen/diner on the ground floor and additional bedrooms on the first and second floors. The new house will measure 10.3m in width x 7.9m in height x 11.8m in depth (excluding the front extension). The single storey rear extension measures 5m (ground floor) and 3m (first floor) in depth.

4) Elevational alterations

The footprint of the property would be increased to facilitate a larger property with front, side and rear extensions (including the roof). The property will be finished with a mixture of grey slate tiles, render and new black powder coated double glazed windows in all elevations.

The application is accompanied by a Design & Access Statement and a Daylight and Sunlight Study.

Location and Key Constraints

The application property is a detached two storey located on the north-eastern side of Elmstead Lane. The property is not in a Conservation Area and is not a Listed Building. The surrounding area is mainly residential in nature.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and one representation was received which can be summarised as follows:

- Size and extent of the build in-keeping with the roads street scape and current properties.
- On going disputes with mobile phone company's unsightly electrical outlets and phone masts directly adjacent to the property, already effecting the views, parking and road disruption.
- On going health issues of owners of 64 Elmstead lane Chislehurst , where excess noise and stress would be a major health factor to a member of the household whom previously suffered a stroke and is now unable to work. Letters and medical information can be supplied to confirm this.
- A non bias rights to light and overlooking survey needs to be issued and sufficient time to perform these checks.
- Limited access for works and vehicles along with boxing in of the site need to be discussed.

- To conclude with such a substantial build these issues need to be officially dealt with so current residents are able to continue a reasonable quality of life with minimal disturbances.

Comments from Consultees

Highways - The development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore on balance as it is a small development I raise no objection to this proposal.

Please include the following with any permission:

CONDITIONS

OC03 (Car Parking)

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.

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- 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
- The degree of consistency of the relevant policies in the emerging plan to the policies

The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The application falls to be determined in accordance with the following policies:

The London Plan (2016):

Policy 7.4 Local Character
Policy 7.6 Architecture

Bromley Local Plan (2019)

Policy 6 Residential Extensions
Policy 8 Side Space
Policy 37 General Design of Development

Other Guidance:

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

Planning History

There is no planning history associated with the site.

Of relevance is a similar development as the one proposed at No. 78 Elmstead Lane (App Ref:- 16/03532/FULL6) for "two storey front gable extension and part one/ two storey side/ rear extension and elevational alterations".

Considerations

It is considered the planning issues and considerations relate to:

- Design and bulk
- Neighbouring amenity
- CIL

Design and Bulk

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy 6 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area. (iii) dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.

Policy 8 states that when considering applications for new residential development, including extensions, the Council will normally require the following:

- (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or
- (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

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 extension is to be finished in a mixture of brickwork, render, grey slate roof tiles and black powder coated windows. The finish will be in contrast of the existing brick built property but will match some other properties in Elmstead Lane including 78, 84, 86 & 88. The overall footprint of the property will be increased to the roof, front, side and rear. Three new rooflights will be inserted into the front roofslope and two dormer windows to the rear.

The side extension will be located 1m from each shared boundary and will therefore comply with Policy 8 of the Bromley Local Plan. The front extension will add further bulk, scale and mass to the property but is not considered to look out of keeping in the streetscene with the design being based on an existing permission granted at No.78 Elmstead Lane.

However when considering the overall increase in bulk, scale and mass of the property it is appreciated that similar development have previously granted further down the street and whilst concern is raised that the extensions to the side and rear would constitute a visually dominate additional to the host building the extensions are considered to on balance an acceptable addition to the property and are not considered to have an adverse impact on the character and appearance of the host property.

Neighbouring Amenity

Policy 37 states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The alterations to the property as a whole would be located 1m from either boundary and the rear part one/part two storey extensions would extend 5m (ground floor) & 3m (first floor) back from the rear of the host dwelling and 2.5m from the rear boundary line of No.64 and 3.6m from the rear boundary line of No.66. Given this separation and submission of a daylight sunlight report it is considered that the proposals would not result in an un-neighbourly sense of enclosure and loss of daylight / sunlight, to the detriment of the neighbouring occupiers to warrant refusal of the application.

No windows are proposed in the ground or first floor of the side extension and the new windows to the front and rear are not considered to result in any significant impact on privacy to the neighbouring property.

In terms of the elevational alterations and the change of windows to doors is mainly cosmetic and as such it is considered that the proposal would not have any significant impact on the neighbour's amenities in terms of loss of light, increase sense of enclosure or outlook over the current situation.

With regards to the alterations to the roof and rear dormer windows, there are existing windows in the rear elevation at ground and first floor level and therefore given the overall size of the gardens and the orientation of the properties it is considered that the proposal would not have any significant impact on the neighbour's amenities in terms of loss of light, increase sense of enclosure or outlook over and beyond the current situation.

For these reasons, it is considered that the proposed development is acceptable and complies with policy on neighbouring amenity.

CIL

The current application is not considered to be CIL liable.

Conclusion

Having had regard to the above, it is considered that the proposed extensions to the loft, front, side and rear together with front roof lights and rear dormer windows are an acceptable addition to the property and would not look out of keeping in the streetscene or determinately impact neighbouring amenity.

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 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 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 interests of visual and residential amenity.

- 4 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the details as set out in this planning permission and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

Reason: In order to comply with Policy 30 of the Bromley Local Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.