

Section 3 – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 19/00523/FULL6

Ward:
Plaistow And Sundridge

Address : 45 Plaistow Grove, Bromley BR1 3PB

Objections: NO

OS Grid Ref: E: 540506 N: 170235

Applicant : Mr Gray

Description of Development:

Two storey side extension and replacement of side window to door.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 5

Proposal

Planning permission is sought for the erection of a two storey side extension measuring approximately 4.7m in depth, 1.3m in width and approximately 5.8m high to the upper surface of the flat roof.

Location and Key Constraints

The site is No. 45 Plaistow Lane, Bromley, an end of terraced two storey late Victorian dwelling located at the south western corner of the highway. The land is predominantly level and the boundaries are marked by a mixture of 1.4-1.8m high walls, close boarded fences trees and vegetation. The area is residential in nature and Plaistow Grove in particular is characterised mainly by two storey pre-war terraced dwellings generally with regular plot shapes and sizes. This part of the row along the western side and part of the southern side of Plaistow Grove is Locally Listed.

Planning History

No relevant history.

Considerations

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

- Principle and location of development
- Design and landscaping
- Heritage
- Residential amenity

- Highways
- CIL

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 development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

The application shall 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

39 Locally Listed Buildings

Supplementary Planning Guidance

SPG1 – General Design Principles

SPG2 – Residential Design Guidance

Comments from Local Residents and Groups

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

Comments from Consultees

N/A

Assessment

Principle and location of development

The site lies within an urban area where there is no objection in principle to new residential extensions subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications and the heritage impacts.

Design and landscaping

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

The proposed extension would be sited to the side of the dwelling and therefore visible from the front and from within the street scene. However the proposed extension would be relatively modest in width and it would not exceed the height of the eaves of the existing dwelling and on this basis it would subservient to the size and scale of the existing dwelling and its plot and therefore it would not result in an overdevelopment of the site. Furthermore the existing dwelling is set back from the highway; the location of the proposed extension is relatively well secluded, and it would not appear unduly prominent within the street scene.

The proposed extension would be two storeys in height and would lie within 1m of the side boundary and therefore it would technically conflict with Local Plan Policy 8 Side Space. The Policy seeks to ensure that sufficient space is provided around new buildings and extensions to prevent a cramped appearance and unrelated terracing from occurring as this could reduce the degree of separation between

dwellings which would be harmful to the character of the area. Notwithstanding this, it is noted that the presence of the term '*normally*' in the body of Policy 8 strongly implies, a need for discretion in the application of the Policy having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text. In this particular context the south side elevation is well removed from the immediately neighbouring properties to the south, south west or south east: 43B Plaistow Grove, 58, 58A and 60 Lansdowne Road and the proposed extension would not lead to a terracing effect with the neighbouring dwellings, which could otherwise appear out of keeping with the pattern of development in the locality, and this is one of the main objectives of the Policy.

The design would have a flat roof which would contrast the conventional and traditional pitched roof of the main dwelling however in this particular context and given its modest size and relatively secluded position it would not appear out of keeping in relation to the existing dwelling.

The materials for the external surfaces of the building would complement those of the host dwelling. For these reasons 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.

The proposal would not directly affect existing trees or landscaping that is important within the local street scene and given the nature, extent and design of the proposal it would not be unnecessary in this instance to require new planting as part of the planning application.

Heritage

The proposal would be relatively modest in size and scale and would not be unduly prominent in the locality, it would not have a significantly harmful impact on the character and appearance and historic value and setting of the Locally Listed Building(s).

Residential 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.

As mentioned, the proposed extension would be subservient in size and scale to the existing dwellinghouse. It would not have an excessive width, depth or height, it would not project forward or rearward of the existing front and rear elevations and furthermore it would be positioned on the opposite side of the dwelling from most of the closest neighbouring buildings to the north and east a significant distance from the neighbouring buildings to the south and west. Therefore, 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 overshadowing or overbearing effect. The extension would serve the proposed staircase, i.e. a non-habitable circulation space and would not contain any windows, this would not adversely affect the future occupants and the insertion of any windows in the future could be restricted/managed in order to preserve the privacy amenities of neighbouring properties. Subject to the imposition conditions regarding the insertion of window(s) it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise.

Other matters

The proposal would not have a direct additional impact on the highway matters relating to the proposal.

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 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 the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policies 6 and 37 of the Bromley Local Plan.

- 3 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 the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policies 6 and 37 of the Bromley Local Plan.

- 4 No windows or doors shall at any time be inserted in the upper floor east, south and west facing elevation(s) of the extension hereby permitted unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interest of the amenities of the adjacent properties and in order to comply with Policies 6 and 37 of the Bromley Local Plan.

You are further informed that:

- 1 The Applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:
https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/16**