

**Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS**

**Application No :** 19/00761/FULL6

**Ward:**  
West Wickham

**Address :** 13 Hayes Chase, West Wickham  
BR4 0HU

**Objections:** Yes

**OS Grid Ref:** E: 539262 N: 167601

**Applicant :** Mr George Bryan

**Description of Development:**

Part one /two storey side and rear extension with roof alterations incorporating half hip to gable, rear dormer with a Juliette balcony and roof-lights.

Key designations:

Smoke Control SCA 2

**Proposal**

Planning permission is sought for a part one/two storey side and part one/two storey rear extension with a roof alterations involving half hip to gable loft conversion to incorporate rear dormer with Juliette balcony and roof-lights.

Since the development as approved under ref. 18/03178 has not been substantially finished (see site visit photos) the description of the proposal has been changed.

The single storey extension would be aligned with the main front elevation of the host building and would wrap around the existing south-eastern rear corner of the dwelling, being sited within the existing side vehicular access leading to the detached rear garage (to be demolished) and being for the full width of the rear elevation of the dwelling, abutting the share boundary with No 11 and aligning with the existing side elevation of the dwelling 1m from the boundary with No 15. The rear element would be 3m and 4.3m deep and the side element would be 11m deep and 2.4m wide. Proposed single storey side/rear extension would be characterized by partly mono-pitched and partly mansard roof 3.5m high to the pitch and 3m to the eaves. Two roof lanterns would be inserted to the flat roof of the proposed single storey rear element and four small roof-lights to the mono-pitched roof of the proposed single storey side element.

First floor extensions are proposed to the side and rear. The side element would be 1.55m wide, set back from the main front elevation by 6m, would be 6.3m deep and would incorporate a side half hipped roof with a ridgeline of the main roof with a large flat crown.

The extension to the rear would extend an existing two storey rear projection by 1.3m and would be 3.4m deep on the side of the shared boundary with No 15 within a distance of 1.1m from this boundary aligning with the main south-western flank elevation. Two windows at the first floor level on the north-eastern flank elevation are proposed, however they are windows of non-habitable rooms (bathroom and landing).

One large casement bedroom window is proposed on the south-western flank elevation at the first floor level. Drawing No DRW-P2, Revision FNLD shows this window as serving a new bedroom. The layout at the first floor level is different to that originally approved under 18/03178/Full6 which showed this to be a bathroom with an obscure glazing.

The front part of the altered roof within the depth of approximately 4.5m would be as proposed in the approved (18/03178/Full6) the roof above proposed and existing first floor would be replaced by a both side half hipped roof 7.7m deep with a ridgeline of the main roof. One large flat roofed dormer would be inserted to the rear roof plane of the proposed roof. Two roof-lights are proposed to the front hipped part on the south-western roof plane, one on the north-eastern and one on the roof plane facing to the street.

The proposed dormer would be 2.87m deep, 5m wide and 2.6m high; one bathroom window and French doors with a Juliette balcony would be inserted on its rear elevation. The proposed materials would match the existing. The proposed roof alteration would provide one large and one smaller bedroom, a bathroom and a storage area to the front.

The proposed development at the first floor level would provide a bedroom 2 and two bathrooms and an extended area of the existing kitchen, a utility/play area, a bathroom and an office at the ground floor level.

It should be noted that there are discrepancies between the roof plan and block plan and elevations with regards to roof form and number of roof-lights.

### **Location and Key Constraints**

The application site comprises a two storey detached dwelling with a detached garage positioned to the rear/side of the host dwelling adjacent to the boundary with No 11. The site lies on the south-eastern side of Hayes Chase and benefits from off-street parking and a large rear garden. The host dwelling at present is separated from the side boundary with No 11 by the width of the driveway leading to the rear garage (approx. 2.55m).

The properties along Hayes Chase share a regularity and consistency of appearance with a reasonably spacious character enhanced by the spacious front gardens of well set back properties.

## **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 side facing window of bedroom 4 will overlook the kitchen and the patio area of No.15, overlook, adversely affecting privacy.
- The ground floor side windows of the Kitchen/Dining/Sitting room will face directly, the kitchen window and full glazed side door of No.15 affecting privacy, and should also be obscure glazed.

## **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 and updated on 19th February 2019.

The development plan for Bromley comprises the Bromley Local Plan (January 2019), 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

The relevant planning history relating to the application site is summarised as follows:

Application Number	Description	Decision	
18/03178/FULL6	Part one/two storey side and rear extension with roof alterations	PER	06.02.2019

The existing first floor rear extension was built in 1985; building control ref. 85/82877.

## Considerations

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

- Resubmission
- Design
- Neighbouring amenity
- CIL

### Resubmission

Planning permission under ref: 18/03178/FULL6 was approved by members on the 31st January 2019. The differences between the approved scheme and the current application can be summarised as follows:

- Half hipped roof on both sides above the first storey side and rear extension
- Flat roofed rear dormer with a Juliette balcony
- Two roof-lights on the south western and one on the north-eastern roof plane of the hipped roof and one on the front roof plane of the proposed half hipped on extended side

### 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 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.

Hayes Chase is characterised by detached dwellings sited in reasonably wide plots. Many houses have been extended to the side to replace the former detached garages and some have been the subject of first floor extensions. In general, the impression of spaciousness in the immediate locality has been protected by the retention of gaps at first floor level which afford views between the dwellings.

The main issues relating to the application are the effect that it would have on the character of the area; as it currently stands, the building forms part of cohesive urban form on this part of the road, with detached buildings with similar hipped roof profiles as the host building.

The proposal incorporates half hipped roof design on both sides (a hybrid of gable and hipped roof) which would have an imposing design that appears dominant on top of the existing building and would be clearly evident in the street views. Given the consistent roof shape of surrounding buildings it would therefore represent an uncharacteristic feature in the street scene which would be out of context to the scale and massing of the pattern of development in the vicinity. The roof alteration as proposed would significantly detract from the character and appearance of the original property and the neighbouring properties of a similar design.

Therefore it is considered that the proposed development would appear as a discordant feature adding a bulky extension at roof level that would fail to preserve the character or appearance of the street scene generally contrary to the above policies on design.

### 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.

Concern has been expressed regarding the impact of the proposed side facing window of bedroom 4 at the first floor that would adversely affect the privacy of occupiers of this neighbouring dwelling.

As already mentioned above in the proposal description section, the layout of the first floor plan has been changed resulting in a new habitable flank window at the first floor level. Since it would be the only window serving the habitable room, it

can't be a subject to the imposition conditions regarding the use and retention of obscure glazing as originally approved.

Therefore it is considered that the development as currently proposed would increase significantly a potential for loss of privacy and prospect to the occupier of neighbouring dwelling at No15 to the south-west.

With regards to the impact of the proposal on the residential amenities of neighbouring property No 11, which benefits from the similar extension as proposed with two storey rear extension and given the existing garage sited on the shared boundary with this property on the application site, it is considered that the proposal would not harm the amenities of this property.

Having regard to the design and the layout of the development, it is considered that a significant loss of amenity with particular regard to privacy and prospect 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 not acceptable in that it would result in a significant loss of amenity to local residents and 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: APPLICATION BE REFUSED**

The reasons for refusal are:

**The proposal, by virtue of its bulk and design would result in a discordant alteration, harmful to the character and appearance of the host building which would not respect or complement the character and appearance of the street scene generally, contrary to 6 and 37 of the Bromley Local Plan.**

**The proposed development by reason of the flank first floor habitable room window and its proximity to the neighbouring property No.15 would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that could arise. The proposal is therefore contrary Policies 6 and 37 of the Bromley Local Plan (BLP).**