

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 19/00445/FULL6

**Ward:**  
**Bickley**

**Address :** Roseview Hill Brow Bromley BR1 2PG **Objections: Yes**

**OS Grid Ref:** E: 541972 N: 169396

**Applicant :** Mr Odon Kasindi

### **Description of Development:**

Extensions and alterations to the dwelling including a garage extension to the front

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 10

### **Proposal**

Planning permission is sought for a front projecting garage with office above, hip to gable roof alterations to the main roofslope, two storey rear extension and elevational alterations including changes to the materials, doors and windows of the property. Internal alterations are shown inside the property with a cinema added along with a storage area leading to the new double garage at ground floor and reconfiguration of the existing bedrooms and enlargement of the master bedroom. The existing loft area is also shown to be enlarged.

The application can be divided into 4 main elements:

- 1) Front garage extension with office above
- 2) Hip to gable roof alterations
- 3) Two storey rear extension
- 4) Elevational alterations

#### 1) Front garage extension with office above

The proposed front double garage will project to the front of the property and measure 8.4m in depth x 6.6m in width x 5.8m in height. The proposed garage will sit at right angle to the front of the entrance to the property and have two garage doors facing inwards towards the existing driveway. Tall and narrow windows are shown in the front elevation of the new garage with a total of four rooflights shown in the first floor to provide light to the proposed office. New windows and doors are also shown the rest of the property at both ground and first floor including a new front door.

## 2) Hip to gable roof alterations

The drawings show a hip to gable roof alterations to accommodate an enlarged loft area to increase the size of the existing bedrooms and provide two en-suite bathrooms. The height of the existing roof will remain the same. The drawing illustrate that the new section of roof will have roof tiles to match the existing.

## 3) Two storey rear extension

The existing kitchen is shown to be enlarged to create a kitchen/dining area. On the first floor the master bedroom is also shown to be enlarged measuring between 1.3m -2m in depth.

## 4) Elevational alterations

New aluminium windows and doors are shown to the front and rear of the property. The new windows will be tall and narrow at first floor with a slightly wider style of window being proposed for the ground floor. This pattern of new windows is replicated on the rear elevation of the property. The roof tiles are shown to match the existing and the property is shown to be finished with a white render.

The application is accompanied by a covering letter which sets out the details associated with the proposal.

The application should also be considered in line with planning application ref: 19/00444/FULL6, which is also pending consideration for a separate application.

## **Location and Key Constraints**

The application property is a detached two storey dwellinghouse located on the western side of Hill Brow, close to the junction with Chislehurst Rd. The property has an existing double garage and in and out driveway and is set within a large plot.

Hill Brow is an unmade road and consists of a mixture of different dwelling types. The surrounding area is solely residential in nature. The property is not in a Conservation Area and is not a Listed Building.

## **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:

- I write to record my objections to the planning application referenced above in my capacity as next-door neighbour (Frederika 5A Hill Brow). In my view the plans represent an unnecessary and undesirable overdevelopment of the site that is not in keeping with the architecture of the road. Roseview was originally a large bungalow and when that bungalow was pulled down, a large but generally sympathetic property was built in its place.

- The squaring off of the roof significantly reduces the light to my property, in particular the back living room, my terrace, my greenhouse and a portion of my garden.
- The surrounding houses all have pitched roofs - a squared off roof would not be in keeping
- When we built our house in 2002 we built it with red brick in order to remain in keeping with the surrounding houses. White render and large modern glazing is not in keeping.
- Building a swimming pool would unnecessarily disturb the foundations of my house and those of the other neighbours.
- Roseview is already a substantial property and the further development proposed will lead to over-development of the site. It is already a substantial family home; there is no need for the basement with a cinema etc
- The large garage projects forward from the house which is not a feature of other houses on the road.
- The road is not maintained by the Council and is already in a very poor state; it will suffer further deterioration from the lorries required for the extensive works proposed; any development permitted should be on the condition that the road is reinstated to at least its current condition.
- The property was previously a bungalow and is now a property that blends in well with sloping roofs and tiled/brick roofs and Tudor style design.
- The proposed design is wholly inappropriate. It will have deep modern windows and stark white cement finish.
- Digging out the basement under the present garage will disturb the foundations of the house.

#### Sundridge Residents Association

- Would spoil the fine period character of the property in this attractive setting.
- The introduction of roof detailing and fenestration would be alien to the character of the host building.
- New double garage would adversely affect the streetscene.
- No precedent for development in front of the building line in the rd.

#### **Comments from Consultees**

Highways - It appears the extension to the front will obstruct the in and out drive. Please ask the applicant to submit a site layout explaining how the revised drive will be used as a turning area and 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.

The National Planning Policy Framework was published on 24th July 2018 and updated on 19th February 2019.

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**

Under planning application reference: 03/00307/FULL1 planning permission was granted for front boundary wall and gates.

Under planning application reference: 01/02981/FULL1 planning permission was granted for demolition of existing dwelling and erection of detached seven bedroom house with integral garages.

**Considerations**

It is considered the planning issues and considerations relate to:

- Design//Character & appearance
- Neighbouring amenity
- Highways
- CIL

Design/Character and appearance

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy 6 of the Bromley Local Plan 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 existing property was built in 2001 and comprises a detached seven bedroom Tudor style property which sits back from the roadside and is off-set from both neighbouring boundaries. The property comprises of a hipped roof design with front gables and dormer windows to the front and rear elevations.

Hill Brow is an unmade road which comprises of a mixture of properties. Roseview is located on the western side of the road with mainly large detached properties set within large plots. The opposite side of the road comprises a mixture of semi-detached and smaller detached properties.

The main changes to the front elevation will be the construction of a front projecting double garage which will encompass a portion of the existing driveway, hip to gable roof alterations and new aluminium windows and doors.

The proposed dwelling would change to have a contemporary design in terms of the external alterations. A site visit of the property showed that the majority of properties have a traditional brick design all with hipped roof designs and the change away from this would be noticeable. It is considered the proposed gable end roof alterations would look out of keeping in the streetscene.

The proposed front extension to accommodate a double garage, will add further bulk, scale and mass to the property extending by 8.4m in depth and 5.8m in height. The front extension would be visible in the streetscene and given its prominent due to this positioning it would also be close to the boundary with neighbour at No.3 to create a visual impact. It is considered that this element of the development would not be subservient in form and would therefore appear as a bulky and incongruous form of development within the streetscene.

The two storey rear extension is relatively modest only extending between 1.3m and 2m in depth. Being located towards the centre of the property and to the rear the modern design is considered subservient to the host dwelling.

The changes to the windows and doors would look somewhat different and would have a modern feel compared to the existing make-up. On balance, given the property does not lie in a Conservation Area or Area of Special Residential Character (ASRC) the change is cosmetic and the Council does not raise an objection.

### 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 are to the front, rear and the roof of the property. The front extension to create a new double garage would cause a visual impact to the neighbours at No.3 and the views afforded to them from their existing living room windows given the proposed depth, width and height. This element of the proposal is considered detrimental to neighbouring amenity.

The roof alterations would mean that the gable ended roof would be closer to both neighbours, however, given both properties are off-set from the boundaries it is not considered that this would affect either neighbour so significantly in terms of loss of light or overshadowing.

No new windows are proposed to the flank elevations that could result in any significant impact on privacy to the neighbouring property.

In terms of the elevational alterations and the change of windows and doors are 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.

### Highways

The property has an 'in' and 'out' driveway for parking in front of the property as well as an integral garage.

The Council's Highways Officer requested a swept path drawing to ensure that cars using the garage can adequately maneuver on the existing driveway, however, if planning permission was forthcoming this could be secured by way of a condition.

## CIL

The current application is not considered to be CIL liable.

## **Conclusion**

Having had regard to the above, it is considered that the proposed front garage extension, given its depth, width and height would result in an overly dominate and bulky addition, which would fail to respect the scale and form of the surrounding area and streetscene generally and impact detrimentally on the amenities of the neighbouring property. Furthermore, the roof alterations to the property are not considered to be in keeping with the streetscene which all have hipped roofs.

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:

- 1 The proposed double garage office extension, by reason of its forward projection and design would result in a bulky and incongruous form of development, harmful to the character and appearance of the dwelling and streetscene in general contrary to Policies 6 & 37 of the Bromley Local Plan (2019) and Supplementary Planning Guidance Number 1 & 2.**
- 2 The proposed double garage by reason of its forward projection, excessive height, scale and bulk would result in a dominant and visually intrusive form of development, harmful to the amenities of the neighbouring properties, by reason of a loss of light, outlook and impact on visual amenities, contrary to Policies 6 & 27 of the Bromley Local Plan.**
- 3 The proposed hip to gable roof alterations would harm the host dwelling and character and appearance of the street scene, contrary to Policies 6 and 37 of the Bromley Local Plan.**