

SECTION '2' – Applications meriting special consideration

Application No : 19/00444/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:

Part single/two storey front extension incorporating garage extension and new basement, first floor part rear extension and first floor side extensions with hip to gable roof conversion including alterations to rooflights creating one additional rooflight, internal and elevational alterations.

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 extension to create an enlarged garage with storage above, hip to gable roof alterations to the main roofslope, two storey rear extension, new basement and elevational alterations including changes to the materials, door and windows of the property. Internal alterations are shown inside the property with a large lounge been created 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 5 main elements:

- 1) Front garage extension
- 2) Hip to gable roof alterations
- 3) Two storey rear extension
- 4) Basement
- 5) Elevational alterations

1) Front garage extension

The proposed front double garage will project to the front of the property and measure 3.3m in depth x 6.6m in width x 5.8m in height. The proposed enlarged garage will have a single garage door which will open onto the existing driveway. Tall and narrow windows are shown in the front elevation of the new garage. Additional storage is shown above the garage.

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) Basement

The application proposes a basement to accommodate a swimming pool, bar, office and cinema and office. The basement extension would cover the existing footprint of the main property.

5) 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: 19/00445/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 applicant is increasing the size of the garage and there is enough space within the site curtilage to park few cars so I would not have any objection to the application.

Please include condition regarding satisfactory parking layout.

Trees - I note the TPO tree to the front of the property. I do not predict that there would be any risk of damage to this tree, so no objection and no conditions to recommend.

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 30 Parking
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 extension to create an enlarged double garage. A hip to gable ended roof alterations and new aluminium windows and doors is also proposed.

The proposed basement extension would be in keeping with the size and scale of the house and they would not be visible within the street scene

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 3.3m in depth x 5.8m in height, however, the front extension would not be highly visible in the streetscene and is considered to be a subservient addition to the property.

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 addition of a new basement to the property is considered acceptable on the basis that it covers the same footprint as the existing property.

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 is considered acceptable and only extending by 3.3m in depth it is not considered affect the outlook of No.3.

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 has raised no objection to its enlargement subject to a condition.

CIL

The current application is not considered to be CIL liable.

Conclusion

Having had regard to the above the proposed 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 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.**