

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

Application No : 19/00978/FULL6

**Ward: Bromley Common
And Keston**

Address : 51 Lower Gravel Road Bromley BR2 8LP **Objections: NO**

OS Grid Ref: E: 542606 N: 166238

Applicant : Mr Foster

Description of Development:

First floor side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 22

Proposal

Planning permission is sought for the construction of a first floor side extension. The extension would be 3m wide, 7.5m deep and 4.7m in height (7.7m from ground level).

The extension would be finished in matching facing brickwork to blend in with the host dwelling.

Location and Key Constraints

The application site is a semi-detached two-storey house located on the northern side of Lower Grave Road.

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 representations were received, which are set out below:

- Have no objection to the planning application.
- However, as my garden is adjacent to the property I would ask that it is not used for regular access to the build as I have recently landscaped it at cost.

- I'm obviously aware that scaffolding will need to be erected but once this is done access to it from my garden would not be permitted. Access would need to be from the house in question once scaffolding is erected.

Please note that the issues raised regarding access and scaffolding are private legal matters and not material planning considerations.

Comments from Consultees

None were requested.

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 24 July 2018 and updated on 19 February 2019.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and 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 (2016)

7.4 Local character

7.6 Architecture

Bromley Local Plan (2019)

6 Residential Extensions

8 Side Space

37 General Design of Development

73 Development and Trees

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:

96/01408/FUL - Demolition of existing house and rebuild with attached - 03.06.1997

02/00891/FULL1 - First floor side extension – Approved - 25.04.2002

Considerations

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

- Design
- Side space
- Neighbouring amenity
- CIL

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 BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy 37 of the Bromley Local Plan 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 of the BLP 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.

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 considered to be sympathetically designed to complement the host building, whilst the first floor is set flush with the front elevation and provides a continuous ridge, given the overall size of the proposed extension it is considered that the development would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

The plans show the extension will be finished in matching facing brickwork to blend with the existing house. The plans include a front and rear gutter which will prevent run-off going towards No. 2 Princes Plain, it is considered that this design approach would not be unacceptable or impact detrimentally on the character of the host building or street scene generally.

The extension would be visible from Lower Gravel Road and it is considered that the development would complement the character and appearance of the host dwelling and similar to the other extended properties within the area and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

Side Space:

Policy 8 of the Bromley Local Plan 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 proposed first floor side extension would be located above the existing garage which is adjacent to the western boundary with the garden of No. 2 Princes Plain. Whilst the proposal would not provide a "minimum 1 metre space from the side boundary of the site for the full height and length of the flank wall of the building" the proposal would not result in a terracing effect between the extension and any neighbouring property, the proposed extension would also not cause a cramped appearance within the wider streetscene given that the extension is adjacent to the garden of No. 2 Princes Plain. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy.

Neighbouring amenity:

Policy 37 of the BLP 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. This is supported by London Plan Policy 7.6.

With regards to the impact to No. 2, the extension is located approximately 9m to the east and, whilst a full topographical survey has not been provided it can be seen that the extension will be visible. Nevertheless, taking into account the orientation together with the separation distance it is considered that the development would not have any significant impact on the neighbouring amenities to warrant refusal on this basis.

In terms of loss of privacy, there are no windows proposed in the flank elevation, whilst this does result in a blank façade it does alleviate any potential issues that may arise from overlooking or perceived loss of privacy.

Having regard to the scale, siting, separation distance, orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and 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 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 order to comply with Policy 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 3 No windows or doors (other than those shown on the plans hereby approved) shall at any time be inserted in the first floor western elevation(s) of the first floor side extension hereby permitted.**

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

- 4 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 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.