

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

**Application No :** 19/01721/FULL6

**Ward:**  
**Bickley**

**Address :** 7 Brookmead Avenue, Bickley,  
Bromley BR1 2JX

**Objections: Yes**

**OS Grid Ref: E: 542675 N: 167737**

**Applicant :** Mr Louis Allright

**Description of Development:**

Demolition of existing garage and conservatory and construction of part one/two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 12  
Smoke Control SCA 13

**Proposal**

The application seeks planning permission for the demolition of existing garage and conservatory and construction of part one/two storey side and rear extension.

The existing single storey attached garage and conservatory to the eastern side of the main dwelling is shown to be replaced with a part one/two storey extension measuring 2.55m in width which would extend the full length of the existing dwelling and wrap around to the rear to project 3m in depth from the rear of the existing dwelling. The first floor front elevation of the extension would align with the first floor front elevation of the main dwelling to which it adjoins, with the ground floor front elevation projecting approximately 1m further forward to align with the existing front porch and front gable feature. This single storey part of the side extension will have a pitched roof which would extend over the existing flat roofed porch area.

The proposed extension would be set 0.15m from the eastern side boundary and approximately 3.2m from the western side boundary shared with No. 5 at first floor and 0.05m at ground floor. The two storey side part of the proposed extension would have a hipped roof with a ridge height to match the height of the main roof of the existing dwelling, with the ridge height of the hipped roof of the two storey rear part of the extension being set slightly lower. The single storey rear part of the extension would have a part flat/part mono-pitched roof sloping down to the rear.

The extension is shown to be finished with brickwork and render, with a tiled roof and white uPVC windows.

## **Location and Key Constraints**

The application site hosts a two storey semi-detached dwellinghouse on the northern side of Brookmead Avenue, Bickley. This part of the Brookmead Avenue comprises a small cul-de-sac of 4 pairs of semi-detached dwellinghouses originally of the same size and design. However, it is noted that No.'s 1, 2, 3 and 5 have been extended at two storey to the side. The eastern side boundary of the application site borders the rear boundaries of No.'s 9, 11, 13 and 15 The Fairway.

## **Comments from Local Residents and Groups**

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

## **Comments from Consultees**

### *Highways Officer:*

The application form indicates that there is no alteration to the access. The plan provided shows the crossover at just under 8.5m wide which is much wider than the existing. There is a limit on the width of a residential crossover of 3m flat area with 0.9m riser on each side giving a total of 4.8m. There is currently parking on the frontage for 2 vehicles so I would have no objection to the application.

If the applicant wishes to alter the crossover they need to contact the Council's Highway section, the application form and guidance notes are available on the Council's website.

## **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

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**

Under ref: 69/01062, planning permission was granted for an extension to the existing dwelling.

Relevant planning history at neighbouring properties:

1 Brookmead Avenue

Under ref: 06/04264/FULL6, planning permission was granted for a two storey side and rear extension.

Under ref: 14/04777/FULL6, planning permission was granted for a single storey rear extension.

3 Brookmead Avenue

Under re: 14/03066/FULL6, planning permission was granted for a part one/two storey side/rear extension.

5 Brookmead Avenue

Under ref: 14/05038/FULL6, planning permission was granted for a part one/two storey front/side and rear extension.

2 Brookmead Avenue

Under ref: 86/01605/FUL, planning permission was granted for a first floor side extension.

## **Considerations**

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

- Principle
- Design and scale
- Neighbouring amenity
- CIL

## Principle

The proposal seeks to alter and extend the existing dwelling. In general, extensions to residential dwellinghouses are considered acceptable in principle subject to appropriate scale and design and consideration of the impact on neighbouring amenities.

## Design and scale

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.

Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

In particular Policies 6 and 37 of the Bromley Local Plan are of relevance and 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. These Policies are supported by Policies 7.4 and 7.6 of the London Plan.

The proposed part one/two storey side/rear extension would be of a similar size and design to that which exists at the neighbouring semi at No. 5. It would also be similar to the existing extensions at No.'s 1 and 3 Brookmead Avenue. The extension is shown to be finished with render to the front and rear and brickwork to side with a tiled roof which is considered acceptable and compliant with policy.

Given that the proposed extension would extend at two storeys to the side of the existing dwelling, Policy 8 of the Bromley Local Plan is also of relevance which relates to Side Space. This policy states that for applications for new residential development, including extensions, the Council will normally require a minimum 1 metre space from the side boundary of the site to the flank wall for the full height and length of the building. Supporting paragraph 2.1.68 further states that the Council considers that the retention of space around residential buildings at first floor and above 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 levels of visual amenity which characterise many of the Borough's residential areas.

The proposed two storey side extension would project adjacent to the eastern side boundary with a separation of only 0.15m provided from the flank wall to the boundary. However, it is

noted that the side boundary forms the rear boundary of the properties in The Fairway and as such unrelated terracing would not occur in this instance. It is also noted that the distance from the proposed flank wall of the extension to the rear of the properties in The Fairway would be around 18m and as such the impact on the amenities of these neighbouring properties would be lessened. Only one window is proposed within the flank elevation facing No.'s 9 and 11 The Fairway and this is shown to be obscure glazed and top opening only helping to ensure that there would be no loss of privacy. Accordingly, in this instance the issues which Policy 8 of the Bromley Local Plan seeks to prevent would not occur and as such the proposed extension may be considered acceptable in relation to this Policy.

It is also noted that in order to provide a 1m side space in this instance, the resultant width of the two storey side extension would be very narrow and is likely to appear awkward in relation to the existing extensions at No. 5 Brookmead Avenue.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would respect the host property and the overall appearance of the pair of semi's to which it relates, and would not appear out of character with surrounding development or result in any undue harm to the visual amenities of the area generally.

#### 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.

The proposed extension is shown to project 3m in depth to the rear with the single storey element extending along the boundary shared with the adjoining semi at No. 5 and the two storey element set approximately 3.2m away from the boundary. No. 5 already benefits from a rear extension which Council's records show projects 3m in depth with the single storey element projecting along the common boundary shared with No. 7 and the two storey element set away from the boundary. There are no flank windows located within the existing extension of No. 5 facing the application site and no flank windows are shown within the proposed extension at No. 7. Furthermore, the roof of the two storey rear part of the extension would be hipped sloping to both the sides and rear and would have a ridge height set below the main height of the dwelling which along with the separation to the boundary would help reduce any impact to light or outlook to the first floor rear window located within the original dwelling at No. 5. As such, the proposed extension is not considered to result in any significant harm to the amenities of this adjoining semi.

The proposed side/rear extension would be located adjacent to the rear boundary shared with No.'s 9 and 11 The Fairway. As stated above, the extension would be around 18m from the rear elevations of these neighbouring properties and as such, given this separation, there would be no undue loss of light or outlook to the rear facing windows of these dwellings. Only one window is proposed within the flank elevation facing No.'s 9 and 11 The Fairway. This is shown to serve a bathroom and would be obscure glazed and top opening only preventing any loss of privacy.

The front and rear facing windows are not considered to result in any additional opportunities for overlooking than those which currently exist from the front and rear windows at the existing dwelling.

Having regard to the scale, siting and separation distance of the proposed development and the existing relationship with the neighbouring properties, it is considered that no 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.

## 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 and appearance of the host dwelling or area generally. The application is therefore considered to accord with the overarching aims and objectives of Policies 6, 8 and 37 of the Bromley Local Plan and Policies 7.4 and 7.6 of the London Plan.

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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

**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.**

- 4 Before the development hereby permitted is first occupied the proposed window in the flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window shall subsequently be permanently retained in accordance as such.**

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 6 and 37 of the Bromley Local Plan.**