

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

**Application No :** 19/01714/FULL6

**Ward:**  
Biggin Hill

**Address :** 100 Main Road, Biggin Hill TN16 3DT

**Objections:** No

**OS Grid Ref:** E: 541778 N: 159213

**Applicant :** Mr Sanvir Klair

**Description of Development:**

Part one/two storey side extension with pitched roof

**Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London Distributor Roads  
Smoke Control SCA 24

**Proposal**

The proposal comprises of the demolition of the attached garage and construction of a part one/two storey side and rear extension which would have a width of between 2.1m to 3.8m and would project 2.4m beyond the main rear elevation. The proposed two storey element would have a crown pitched roof with a ridge height of 6.3m and an eaves height of 5.3m but would also incorporate a flat roof section along the tapered part of the extension with a height of 5.6m. The single storey element to the front would have a mono pitched roof with a height of between 3m - 2.3m and would project 0.5m beyond the proposed two storey element.

The proposal would also involve a roof light being inserted into the flat roof of the existing single storey rear extension.

**Location and Key Constraints**

The site hosts a semi-detached dwelling which is situated on the western side of Main Road. The ground level of the site is on an incline and rises from the rear of the site towards the front.

The surrounding area is characterised by a mix of uses included residential properties comprising of a mix of single dwellinghouses, flatted residential development and commercial properties and the site is situated adjacent to a Telephone Exchange property to the south.

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

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

## **Comments from Consultees**

Highways: The development will result in loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking, therefore no objection.

## **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 in February 2019.

The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). 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

### Draft Local Plan

6 Residential Extensions

8 Side Space

30 Parking

32 Road Safety

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
83/02371/FUL	Single storey front extension	Permitted
90/00964/FUL	Single storey side/rear extension	Permitted
94/01489/FUL	First floor side extension	Permitted

## Considerations

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

- Design
- Highways
- 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.

Policies 6 and 37 of the Bromley Local Plan and the Council's Supplementary Planning 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.

Furthermore, the written statement states that where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials. In particular, flat-roofed side extensions of two or more storeys to dwellings of traditional roof design will normally be resisted unless the extension is well set back from the building line and is unobtrusive.

The proposed two storey extension would increase the width of an existing two storey extension and therefore the overall side extensions to the original semi-detached property would have a significant width. The first floor would be set back from the main front elevation and the pitched roof of the first floor element would be stepped down from the existing two storey side extension by 0.9m which would

give the extension a subservient appearance and the attached property, No. 98, has a two storey side extension which is built up to front elevation. Although this neighbouring extension is a similar width to the existing extension to the host property and the proposal would increase its width, however given the modest roof profile and height and set back from the main frontage at first floor, it is considered that the proposal would not significantly unbalance the pair of semi-detached properties.

The proposed extension would incorporate a pitched roof which would be sympathetic to the character of the host dwelling. It would create a further ridge level and would continue to incorporate a flat roof element along the angular side part of the extension which may appear somewhat convoluted however it would lessen the bulk and visual impact of the increased width to the dwelling from the previous extension. Additionally, the flat roof section would be minimal and would be set back from the front elevation therefore would not appear obtrusive. Therefore, on balance, it is considered that the proposal would appear in context with the host dwelling and the pair of semi-detached dwellings.

Policy 8 of the BLP requires that when considering applications for new residential development, including extensions, the Council will normally require 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 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 proposal would have two storeys and would be built in close proximity to the flank boundary of the site, with a maximum gap of 0.1m, and would therefore not provide the minimum 1m side space normally required, therefore would be technically contrary to Side Space Policy 8. In this case, the southern flank boundary of the site is bordered by an access way within the telephone exchange site and there would be a separation of approx. 5.5m at its narrowest between the telephone exchange building and the proposed two storey side extension, therefore it may not result in a harmful terracing affect and a significant distance would be retained to the surrounding development.

Whilst the proposal is not compliant with the Council's side space policy, it may be considered that on balance, the proposed is acceptable in that it is unlikely to result in a cramped appearance in the streetscene or have a seriously harmful impact on surrounding residents, therefore broadly complying with the aims of Policies 6, 8 and 37 of the Bromley Local Plan.

Having regard to the form, scale, siting and proposed materials, it is considered that the proposed extension would complement the pair of semi-detached property and would not appear out of character or cramped within the surrounding development or the area generally.

## Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.

The proposal would result in the loss of an on-site car parking space through the conversion of the existing side garage to habitable accommodation and an extension forwards of the garage. It is noted that the existing integral garage would remain. At least two on-site car parking spaces would be expected for the dwelling therefore it is not considered that the proposal would result in an unsatisfactory parking provision or a harmful impact on highways safety and no objections were raised by the Highways Officer.

## 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.

Having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

The proposed two storey rear extension would project by 2.4m beyond the main rear elevation and would have a height of 6.6m at this point which would be a fairly modest extension to the rear. It would be separated from the nearest neighbouring property by at least 7.8m which is a significant separation. Therefore, it is considered that the proposal may not result in a significantly harmful impact on the amenities of neighbouring properties.

## 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 or spatial standards 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 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.**

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

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