

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

Application No : 19/01934/FULL6

Ward:
Hayes And Coney Hall

Address : 23 Hayesford Park Drive Bromley BR2
9DA

OS Grid Ref: E: 539967 N: 167771

Applicant : Mrs Rachael Bartlett

Objections : YES

Description of Development:

Demolition of garage; Part one/two storey front and side extensions and first floor rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application seeks planning permission for part one/two storey front, side and rear extensions, following the demolition of the existing integrated garage.

1. Proposed single storey front infill extension

The front extensions include a single storey front extension to infill the area between the existing garage and the existing porch. The infill extension measures 2m wide and 2m deep. It would provide a shower room and new porch which would measure 4m wide, 2m deep and 2.5m high and would be finished in brickwork to match the dwelling. This infill proposal has been permitted previously (planning ref: 19/01938/FULL6).

2. Proposed two storey front, side and first floor rear extensions

Overall, the proposed extensions would be 3.4m in width and project 1.8m to the front and 2.2m to the rear, giving a total of 11.1m in length. The height is proposed to be 6.4m with an eaves height of 4.9m. The extension would have a separation of 1.2m to the shared boundary from the flank wall of the part one/ two storey front/side and first floor rear extensions. The existing single storey rear element, currently used as a kitchen, would be retained which provides a gap of 0.1m to the boundary. The roof of the two storey element would be hipped away from the shared boundary and it would have a gable end feature at the front and a pitched roof to the rear.

There would be a high-level first floor flank window and it would be fitted with obscure glazing.

Location and Key Constraints

The application site is a two storey detached property located on the south side of Hayesford Park Drive, Bromley. The property is one of 4 similar style houses fronting onto Hayesford Park Drive although there are a variety of two storey houses types in the surrounding area.

The site does not lie within any conservation area and the property is not a listed building. The character of the area is residential in nature.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

Objections

- Similar to the previous refused application at No. 4 Knowlton Green (planning ref: 11/02255/FULL6);
- loss of light to the neighbouring ground floor flank window and first floor rear bedroom window;
- no two storey extensions over the garage in similar property types;
- No. 4 Hayesford Park Drive had a similar planning permission (planning ref: 00/01202/FULL1) but that site is a corner plot and the separation distance from their neighbours is bigger;
- Similar to No. 11 Elvington Green but this also has a bigger corner plot and their extension does not impact on immediate neighbours;
- The proposal is not in keeping with the general character of the area or of properties of this type.

Comments from Consultees

Highways: "The application is for demolishing existing double garage and rebuilding a new single garage in its place also there is sufficient space to park at least one car in the drive so I would have no objection to the proposal."

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
30 Parking
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:

86/02041/FUL Single storey side and rear extension detached house - 10.09.1986 (Permitted)

19/01938/FULL6 - Ground floor extension to the front of the house to extend the existing entrance lobby including new window and re positioned front door - 14.06.2019 (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 Bromley Local Plan 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 Bromley Local Plan requires that the design and layout of proposals for the alteration or enlargement of residential properties will be required to comply with the following: (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 proposed part single/part two storey extensions would be located to the east side of the dwelling adjacent to No. 21. The extension would not extend beyond the existing front elevation of the host dwelling and would be 4.5m away from the highway. The scale of the extensions would be subservient and the design in keeping with the character of the existing dwelling.

The extension would retain a gap of 1.2m from the flank wall to the shared boundary, following the demolition of the existing garage. The existing ground floor rear element would not be demolished which provides a gap of only 0.1m away from the shared boundary. In this case Policy 8 of the London Borough of Bromley's Unitary Development Plan (2006) (UDP) is relevant. This policy provides (in part):

"When considering applications for new residential development, including extensions, the Council will normally require the following:

(a) 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;"

This policy seeks to ensure *"that the retention of space around residential buildings at first floor level 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 level of visual amenity which characterise many of the Borough's residential areas."

It is noted that, the presence of the term '**normally**' in the body of UDP policy 8 strongly implies, a need for discretion in the application of the having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

Members should be aware that the bulk and form of the ground floor element is part of the existing dwelling, not the proposed extension. Given that the first floor side space is sufficient, the proposal would not result in a terracing effect and cause a cramped appearance within the wider streetscene. As such, it is considered that the proposal does not conflict with the reason for the side space policy and as such is compatible.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with 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 Bromley Local Plan 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.

No technical objections are raised from a highways perspective regarding the proposal in terms of its impact on the on-street parking and road safety.

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.

With regards to No.25, the proposed first floor rear extension would project 2.2m beyond the rear elevation of the host dwelling. This extension would be a distance of 9m from the shared boundary with this neighbouring property. The proposed ridge height is subservient to the main roof height and no flank windows are proposed at first floor level. It is considered that the proposal would have limited impacts to this neighbouring property.

With regards to No. 21, it is noted that the depth of the two storey element would be 11.1m deep and it would be set back 1.2m from the shared boundary. The neighbouring objections are noted. The neighbours mentioned that a similar planning application was refused at No. 4 Knowlton Green (planning ref: 11/02255/FULL6). Members should be aware that the refused scheme had a two storey side extension gable end roof form to match the existing ridgeline. Also, the separation distance was only 1m. With regards to concerns of the potential overshadowing impact to this neighbouring ground floor flank window and the rear bedroom window, it is noted that there would be some degree of overshadowing. However, given that the ground floor flank window is not the main window of the neighbour's living room and the applicants demonstrate that the extensions satisfy the 45 degree overshadowing requirements, the proposal, on balance, is not considered to warrant a refusal.

There would be a high-level obscure glazed window on the first floor flank wall. It is considered that no further overlooking issues would occur.

Having regard to the scale, siting, separation distance and existing boundary treatment of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, privacy and prospect would not 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 file ref: 19/01934/FULL6 and any other applications on the site 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, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority 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.

- 3 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 interest of the visual and residential amenities of the area.