

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

Application No : 19/01658/FULL6

Ward:
Bickley

Address : 1 Fairmead Bickley Bromley BR1 2JT

Objections: No

OS Grid Ref: E: 542747 N: 168083

Applicant : Mr Forde

Description of Development:

Single storey side extension (RETROSPECTIVE) (amendment of scheme permitted under reference 17/1156 for Part one/ two storey front, two storey side and single storey rear extensions).

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 13

Proposal

The application seeks retrospective permission for a single storey side extension with a width of approx. 1.3m and depth of approx. 5.55m. It would feature a flat roof with a height of 2.92m.

The application follows the granting of permission for part one/ two storey front, two storey side and single storey rear extensions under ref: 17/01156/FULL6.

The single storey extension appears to have been constructed at the same time as the approved application. Therefore the application is essentially a revision to the approved application 17/01156/FULL6 to include a single storey side extension.

Location and Key Constraints

The application site hosts a two storey end of terrace dwelling located on the western side of Fairmead. The property is sited on a corner plot at the junction with Fairmead Close.

Comments from Local Residents and Groups

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

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

The relevant planning history relating to the application site is summarised as follows;

- 16/05421/FULL6 - Single storey front and rear extensions, and part one/two storey side/ front extension - Refused
- 17/01156/FULL6 - Part one / two storey front, two storey side and single storey rear extensions - Permitted

Considerations

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

- Resubmission
- Design
- Neighbouring amenity
- CIL

Resubmission

The application follows two previous planning applications.

The original application, ref: 16/05421/FULL6 sought permission for single storey front and rear extensions, and part one/two storey side/ front extension. It included a single storey side element with a distance of 0.3m to the flank boundary, with the first floor set 1.4m from the flank boundary. The application was refused on the following grounds;

1. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.
2. The proposal would result in a bulky form of development and an incongruous addition that does not respect the scale or form of the host dwelling. Furthermore, it could be easily severed to form a separate substandard unit of accommodation and would also result in an overdevelopment, out of character with the surrounding area, contrary to Policies H8 and BE1 of the Unitary Development Plan.
3. The proposed extensions, by reason of its forward projection across the whole of the original frontage and in advance of the established building line, would be detrimental to the appearance of the terrace houses of which the property forms part and the street scene in general, contrary to Policies H8 and BE1 of the Unitary Development Plan.

A subsequent application was received with sought to overcome these previous refusal grounds. The application, ref: 17/01156/FULL6 included the removal of the single storey side element, and provided a 1.85m side space from the two storey element. Alterations were also made to the design of the single storey front extension. It was considered on balance that this application overcame the previous concerns raised, though it is noted that the application included a condition to remove permitted development rights in order to prevent the addition of further bulk or an overdevelopment of the site in the future.

The current application seeks retrospective permission for the single storey side element which appears to have been constructed at the same time as the approved two storey extension.

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.

The current application proposes a single storey side extension reduced in scale from that previously proposed within the application ref: 16/05421/FULL6, though it would result in the dwelling projecting closer to the flank boundary of the site.

The single storey side extension proposed within this application is set back from the front of the dwelling by 1.72m and from the rear by 1m which would provide a subservient appearance to the main extended dwelling. The width and height of the flat roof is not considered excessive, and the proposed white render finish would match the existing dwelling. It is therefore considered on balance that the additional single storey side extension would not result in any significant harm to the appearance of the host dwelling.

With regards to the impact to the character of the area, the single storey extension would result a fairly modest additional bulk to the overall property, and the resulting scale of the overall development to the original dwelling would not be considered out of character with the area given the mix in dwelling types and examples of other large extensions such as No.60 The Fairway (ref: 11/02954).

The single storey extension itself would have a relatively modest width of 1.3m, though this would result in the dwelling projecting to between 0.6m - 0.8m to the flank boundary of the site (the distance varies due to the slight tapering of the flank boundary).

When the development is viewed as a whole to include the approved two storey side extension and the proposed single storey extension, the development would not provide a 1m side space and could be considered contrary to Policy 8.

However, the applicant has applied for the addition of a single storey extension only. Whilst the applicant has only applied for this element if the works were carried out in one operation the development must be considered as a whole.

In any case, the resulting development would have a similar impact upon the streetscene if assessed individually or as the whole development to the original dwelling.

The single storey extension would be set back from the front of the dwelling would not appear highly visible when approaching the site from the north. Whilst it would be more visible when viewed from the south, its design to appear subservient to the main dwelling and with matching materials would lessen its prominence. The

extension would not result in any unrelated terracing occurring and it is considered that any harm to the general spatial standards of the area would be limited.

On balance, it is therefore considered that the development would not result in an unacceptable level of harm to the character and spatial standards of the area.

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 single storey side extension would not project beyond the front or rear of the existing / previously approved dwelling, and would not be visible from the adjoining neighbour at No.3 Fairmead. Furthermore given the corner siting of the plot there would be a significant distance to other nearby properties and therefore the single storey extension would not result in any additional harm to the amenities of nearby neighbouring properties.

Having regard to the siting and separation distance 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.

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 shall be retained strictly in accordance with the application plans, drawings and documents hereby approved.**

Reason: To ensure that the development is retained in accordance with the approved documents, plans and drawings submitted with the application in the interest of the appearance of the building and the visual

amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, extensions, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.**

Reason: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan