

SECTION '2' – Applications meriting special consideration

Application No : 19/01616/FULL6

Ward:
Bromley Town

Address : 29 Glanville Road Bromley BR2 9LN

Objections: Yes

OS Grid Ref: E: 540993 N: 168571

Applicant : Mr K Hindoian

Description of Development:

Proposed single storey rear extension and internal WC

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 5

Update

This application was deferred without prejudice by Members of the Plans Sub Committee 4 held on the 20th June 2019, in order to be reconsidered, without prejudice, on List 2 of the agenda, including consideration of a condition to remove PD rights

The contents of the original report are repeated below.

Proposal

Permission is sought for a single storey rear extension that is 4m deep and 6m wide. It will have a flat roof that is 3m high (3.4m including parapet).

Location and Key Constraints

The application site is a two storey mid terraced property located on the northern side of Glanville Road.

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

- We live at no 31 and already have a rear extension at No 33
- We have very little sunlight at the back of the house and this will make it much worse

- Will also cause a tunnel effect at the back of the house

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

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

There is no planning history on this site.

Considerations

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

- Design
- 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 (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 (BLP) and the Council's Supplementary design 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.

The proposed single storey rear extension will be 4m deep and 6m wide. It will have a flat roof that is 3m high (3.4m including parapet). The extension is located to the rear of the property and as such is not visible from the street. Furthermore, the size and design proposed is considered to be in keeping with the host dwelling with the materials shown to match the existing property.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not appear out of character with surrounding development or the area generally.

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.

With regards to the adjoining property to the west, No.27, the proposed extension will project 4m beyond the rear of this neighbouring property and will have parapet walls that are 3.4m high. It is noted that this adjoining property has not been extended. It is therefore considered that the proposal will result in a detrimental impact on the amenities of this adjoining property with regards to loss of light, outlook and visual amenities.

No.31 is located directly to the east of the application site and has not been extended. The proposed extension will project 4m beyond the rear elevation. It is therefore considered that the proposed rear extension will result in a detrimental impact on light and outlook from the rear of this neighbouring property. Furthermore, it is noted that the No.33, to the east of this neighbour, already has a single storey rear extension therefore it is considered that the proposal will exacerbate the issue and result in a tunnelling effect on No.31. It is therefore

considered that the proposed single storey rear extension will impact significantly on the amenities of this adjoining property with regards to loss of light, outlook and visual amenities.

Having regard to the scale, siting, separation distance, orientation and existing boundary treatment of the development, it is considered that a significant loss of amenity with particular regard to light and outlook 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 unacceptable as it would result in a significant loss of amenity to local residents.

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: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension, by reason of its proposed depth and proximity to the boundary, would result in a dominant and visually intrusive form of development, harmful to the amenities of the adjoining properties by reason of loss of light, outlook and impact on visual amenities, contrary to Policies 6 and 37 of the Bromley Local Plan.**