

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

Application No : 19/00525/FULL6

Ward:
Bickley

Address : Suttoncroft Bickley Park Road Bickley
Bromley BR1 2AY

Objections: Yes

OS Grid Ref: E: 543165 N: 169150

Applicant : Mr Michael Conner

Description of Development:

Part one/two storey side extension to include roof alterations to each flank elevation.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 10
Smoke Control SCA 13
Smoke Control SCA 12

Proposal

The application seeks consent for the construction of part one/two storey side/rear extensions.

Location and Key Constraints

The application property is a two storey detached residential dwelling, which is located on the south east side of Bickley Park Road. It incorporates a pitched roof with Tudor detailing on the upper level. The property benefits from a garage to the side and a generous rear garden. Off -street parking is available on the frontage.

Summary Comments from Local Residents and Groups

The following neighbouring representations have been received in objection to the development:

- The proposal suggests the end wall will be built up to the boundary but a 1m gap should be left for maintenance.
- Need assurance that dismantling of existing structure and building will be done within applicant's land and will pose not risk to neighbouring garden or children.

- Concerns about damage to neighbouring property and garden. Should be reinstated to a good standard.
- If existing boundary wall is removed then it should be reinstated and is of an equal structure and finish.
- Want assurances there will be no loss of light
- Overlooking
- Arrangements for access on neighbouring land
- Liability for damage or expense lies with the applicant.

Planning History

The most recent planning history at the site is summarised as follows:

99/03157/FULL1 Part one/two storey side and rear extension, detached double garage and front boundary wall and gates. Permission 30.03.2000

00/00026/FULL1 - Detached five bedroom house and detached triple garage land rear of Sutton Croft. Permission

01/02834/FULL1 - Detached five bedroom house and detached triple garage with storeroom - Land rear of Suttoncroft. Permission

03/02049/FULL1 - Detached five bedroom house with basement accommodation and detached triple garage with storeroom. Permission

04/03726/RENEW Part one/two storey side and rear extension, detached double garage and front boundary wall and gates (renewal of permission ref. 99/03157). Permission

11/03382/FULL6 -Part one/two storey side extension to include roof alterations to each flank elevation. Permission

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.

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies.

The Bromley Local Plan was adopted in January 2019.

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

The application falls to be determined in accordance with the following policies:

London Plan Policies

Policy 7.4 Local character
Policy 7.6 Architecture

Bromley Local Plan

Policy 6 Residential Extensions
Policy 8 Side Space
Policy 37 General Design of Development
Policy 123 Sustainable Design and Construction

Supplementary Planning Guidance

Bromley's SPG No.1 - General Design Principles
Bromley's SPG No.2 - Residential Design Guidance

Considerations

The main issues to be considered in respect of this proposal 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 BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policies 6 & 37 of the BLP and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respects the scale and appearance of host dwelling, neighbouring development and surrounding areas.

The principle of side extensions has already been established as planning permission was granted under ref: 11/03382/FULL6, but that permission has subsequently lapsed. The current proposal is a resubmission of that permission and is virtually identical, however it is noted that the current scheme has been made marginally narrower on the south western flank.

As with the lapsed permission the proposed extensions to the north eastern side of the property occupy a similar footprint as the existing garage and the pitch roof would adjoin the main house. It is set down from the ridge and back from the frontage, thereby appearing subservient in form. The extension to the south western flank is more substantial but as with the previous case a side space of some 6m is left to the side of Campbell House and the access between services a new dwelling to the south. The land to the south west is also at a substantially higher level than the application site and therefore a portion of this southern flank wall would be obscured by the higher ground level. The design of this element also retains a similar pitched roof and is again set back from the front and down from the ridge, being subservient in appearance.

The proposal would include deep rear projections; however the northern addition has a similar form and mass to the existing garage structure, albeit the pitch of the main roof where it adjoins would be marginally bulkier. The extension to the south western flank would have a similar depth to the northern addition. They are however set substantially down from the main ridge, appearing single storey in height. They are sufficiently subservient and would not be out of proportion or scale with the host building or site in general.

The extensions would utilise similar matching materials and detailing. They extensions are considered to generally be sympathetic alterations which would complement the character and appearance of the existing property. There would be minimal harm to the appearance of the locality and given the detached nature of the property and arrangement of adjoining properties it would not result in harm to the spatial qualities of the area. Additionally, significant weight is attached to the fact that the principle of virtually identical extensions has already been established by the 2011 permission. Therefore the extensions are considered to be acceptable in design terms.

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.

The application property backs onto the rear of 2a-2e Coates Hill Road. These properties have relatively shallow gardens and are on a lower level. They are also located to the north east. However, as noted above there is already a garage structure located to the north of the property and this pitched roof structure abuts the common boundary with 2c-2d/e. The proposed extension to the north of the dwelling would have a similar footprint to this existing structure. It would also be slightly deeper to the front and the roof would now adjoin the main dwelling, thereby being marginally bulkier and closer to the shared boundary, however the higher roof element would not project beyond the front/rear of the main building line. The lower portion of the pitched roof would be of a similar size and form to the existing garage. Therefore it is not considered it would visually intrusive or overbearing and given the similarities to the existing arrangement and placement of the buildings it is not considered there would be a material loss of light or overshadowing.

To the south west is Campbell House. As noted above this property and land along this side of the host dwelling is at a higher ground level. Whilst the addition would extend to bulk towards this neighbour and it does also extend quite substantially in to the rear garden there is an adequate degree of separation and the changes in ground level also will mitigate any detrimental visual impact. No loss of light or overshadowing is anticipated due to the orientation of the site.

Additionally no windows are proposed within the flank elevations and as such no material loss of privacy or overlooking would occur. There is already an established degree of overlooking towards the front and rear of the site and the additional windows in these elevations would not result in a loss of privacy which is materially worse than the current arrangement.

Given the design of the extension and layout of the plot it is considered the impact on neighbouring amenities is acceptable.

Other Matters

Comments have been made in respect of access of neighbouring land, reinstatement of walls, safety during construction and damage to neighbouring gardens. The proposed extensions are shown to be set away from the boundary and that there would be no encroachment from the development. The boundary issue and reinstatement is a civil matter between interested parties. The remaining areas of concern are also civil matters and fall beyond the scope of this assessment.

CIL

The Mayor of London's CIL is a material consideration. CIL is likely to be payable on this application.

Conclusion

Having had regard to the above it is considered that the development in the manner proposed is acceptable and has satisfactorily address previous objections.

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.