

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 19/01395/FULL6

**Ward:**  
**Bickley**

**Address :** 34 Homemead Road Bickley Bromley **Objections: No**  
BR2 8BA

**OS Grid Ref:** E: 542931 N: 167897

**Applicant :** Miss Suphi

### **Description of Development:**

Increase in roof height to provide second floor accommodation and single storey front and rear extensions

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 13  
Smoke Control SCA 12

### **Proposal**

Planning permission is sought to enlarge the roof of the existing bungalow to provide first floor accommodation. A new front extension and partial rear extension is also proposed. New windows and doors are proposed in the front, rear and flank elevations.

The application is a resubmission of a previously refused planning application.

### **Location and Key Constraints**

The application site, a bungalow, is located on the eastern side of Homemead Road, Bickley. The property is one of the only single storey dwellings within the wider locality, with the majority of the built form being semi-detached properties of varying designs. No. 32 is also a bungalow whilst No.36 is a two storey property.

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

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

### **Consultee comments**

No consultee comments sought.

## **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 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) 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
- C) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

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

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

Under planning application ref:- 18/02046/FULL6 planning permission was refused for 'increase in roof height to provide second floor accommodation and single storey front and rear extensions'. The reason for refusal read as follows:-

*The proposed first floor side extension does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the entire flank boundary in respect of two storey development, in the absence of which the extension would result in a cramped form of development, harmful to the spatial standards and character of the area and contrary to Policies BE1, H8 and H9 of the Bromley Unitary Development Plan.*

## Considerations

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

- Design
- Neighbouring amenity
- CIL

Consideration should also be given to the previous reason for refusal.

### 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.

Paragraph 124 of the NPPF (2019) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and

future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy 6 of the Bromley Local Plan (2019) states that 'The scale, form and materials should respect or complement those of the host dwelling and be compatible with development in the surrounding area', it goes on to state that 'Space or gaps between buildings should be respected or maintained where these contribute to the character of the area.'

Policy 8 of the BLP normally requires extensions of two or more storeys in height to be a minimum of 1m from the side boundary of the site for the full height and length of the building.

The application site is located on the eastern side of Homemead Road. This side of the road comprises a mix of dwelling styles, which are of various ages of construction. The neighbouring properties located either side of the site are both different. No.32 is also a bungalow; but of a different style and design to No.34 whilst No.36 is a two storey detached property. All three properties are also set back from the highway allowing room for an area of off-street parking.

The existing property is a single storey bungalow which includes a pitched roof. It forms one of two bungalows on this side of the road. Both are somewhat unusual amongst the larger scale properties located in the road. However, as noted above this side of does have a degree of variety in terms of dwelling styles. The creation of a two storey dwelling in place of the existing bungalow is not considered to be any more unusual than the existing arrangement.

The submitted drawings remain the same as those submitted for the refused application. As part of the resubmission the agent has cited a near similar application at No.18 Homemead Road (located further up the street) which was granted planning permission in 2016 by members under application ref:- 16/00124.

The current application before the Council proposes the insertion of an additional floor and a front extension and a partial rear infill extension. The dwelling is proposed to be increased in height and will host a duo-pitched roof profile. The dwelling is proposed to have new windows in the front, rear and side elevations (although the windows in the flank elevations will be obscure glazed).

The proposed first floor extension would mimic the dwelling's existing footprint except for a first floor front extension (above the existing bedroom & porch) and partial rear infill extension on the ground and first floor.

Whilst the proposal on the ground floor is not set in from the boundary with No.32 the proposal would be of a similar height to the other neighbour at No.36. Whilst the development would not strictly accord with Policy 8 in respect of maintaining a full 1m side space for the entire width of the property it is not considered the scheme would not harm the spatial qualities of the streetscene in light of the precedent that has already been set at No.18 Homemead Road. Furthermore, it is not considered that the proposal would result in a cramped form of development.

The wider streetscene is primarily made up of two storey properties, with the host dwelling being only one of the few that are single storey within the locality. Whilst the majority of the street is laid out with detached and semi-detached dwellings the dwelling as existing appears out of place and incongruous within the wider area, and therefore the insertion of the first floor is welcomed. It is considered that the detached two storey dwelling would not appear out of character within the wider area, and would appear more harmonious with neighbouring properties than as existing. The ridge height of the dwelling extends no higher than the adjacent neighbour at No.36.

The extensions are proposed to be constructed of brick to match the existing house and white PVCu doors and windows.

### Neighbouring amenity

In relation to neighbouring amenity the main impact would be on the adjoining neighbouring properties, No.32 & No.36.

The ground floor element of the newly created two storey property will still be located on the boundary with No.32 whilst the first floor front and rear extensions will be located 1m from the boundary. A 1m side space for the ground and first floors will exist to the other neighbour; No.36.

In terms of the impact to the residential amenities of neighbouring residents, the proposed first floor extension does not project further than the rear elevation of both neighbouring properties and is not considered to cause any undue harm in terms of appearing overbearing or prominent. A total of three windows are to be located in the flank elevations, however they are shown to be obscure glazed which is not considered to cause a loss of privacy or overlooking.

The increase in the roof height of the property will add bulk, scale and mass to the property and No.32 will feel this more as the development will in part be located on the shared boundary. It is considered that this could lead to the occupants of No.32 feeling more enclosed, however, No.32 is located approximately 2m away from the shared boundary and no letters of objection have been received.

There are also properties to the rear of the site. The proposed development would result in greater opportunities for overlooking due to the elevated nature of the new rear facing windows, however these would serve bedrooms and the back to back separation between these windows and the rear elevation of the building to the rear would be around 45m. The garden at the application site is approximately 22m in depth and there is a similar arrangement at No.39 Blackbrook Lane.

Additionally, due to the separation distances outlined above, orientation of the site and garden arrangement is not considered that the development would result in a loss of outlook, overshadowing or material loss of light or overshadowing to the property at the rear.

## CIL

The Mayor of London's CIL is a material consideration. CIL is not considered payable on this application.

## Conclusion

Having had regard to the above it is considered that the development in the manner proposed may be considered acceptable in design terms and would on balance have an acceptable impact on neighbouring residential amenities.

Background papers referred to during production of this report comprise all correspondence on the file ref 19/01395/FULL6 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.**

- 4 Before the development hereby permitted is first occupied the proposed window(s) in the flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 6 and 37 of the Bromley Local Plan**