

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

Application No : 19/01644/FULL6

Ward:
Bromley Town

Address : 28 Beadon Road Bromley BR2 9AT

Objections: No

OS Grid Ref: E: 540248 N: 167923

Applicant : Mr & Mrs Jeet Singh

Description of Development:

Single storey rear extension. First floor part side and rear extension to one corner over existing flat roof.

Key designations:

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

Proposal

The application seeks planning permission for a single storey rear extension and first floor part side and rear and rear extension to one corner over existing flat roof.

The proposed single storey rear extension would adjoin the flank wall of the existing single storey side/rear extension to the southern side projecting 2.33m from the rear of this existing extension and a maximum depth of 5m from the rear of the main dwelling. It would extend 6.4m in width and have a flat roof to a height of approximately 3m with a projecting pyramid skylight above. The extension would provide an enlarged kitchen with dining area. The rear elevation is shown to contain a set of five folding doors; within the northern flank elevation two full height windows are proposed and within the southern flank elevation a set of two folding doors are proposed.

The proposed first floor extension would be located above the existing single storey side/rear extension to the southern side of the dwelling. It would project approximately 3.3m in depth to the rear to align with the rear elevation of the existing single storey extension and would wrap around the southern side elevation with a width of approximately 1.5m from the flank wall of main dwelling for a total length of 7.2m. The flank wall of the proposed first floor extension would be set 1m from the southern side boundary and the front wall set back around 3.1m from the main front elevation of the existing dwelling. The extension would have a hipped roof with an eaves height to match the main roof, but with the ridge height set

approximately 1.2m lower than that of the main roof. The extension would provide an enlarged bedroom with separate dressing room and en-suite bathroom. Two windows are proposed within the rear elevation and one window within the southern flank elevation.

The submitted application form states that the extensions would be finished with painted render to match the existing dwelling with the hipped roof to the first floor extension being tiled to match the main roof. The windows and doors are also indicated to match the existing.

Location and Key Constraints

The application site hosts a large two storey detached dwellinghouse located on the western side of Beadon Road, Bromley. The property benefits from a generous rear garden which slopes upwards towards the rear.

Beadon Road comprises mainly two storey detached residential dwellings of varying styles.

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;

Under ref: 73/03319, planning permission was granted for a single storey rear extension for an enlarged living room.

Considerations

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

- Design and Scale
- Neighbouring amenity
- CIL

Design and Scale

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.

Policies 6 and 37 of the Bromley Local Plan 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. These policies are supported by Policies 7.4 and 7.6 of the London Plan.

The proposed single storey rear extension would have a substantial depth of 5m from the rear of the original dwelling. However, in the context of the size of the existing dwelling and site within which it lies it would appear not appear excessive or overly dominant. It would be only single storey in height with the flat roof matching the height of the existing single storey side/rear extension to which it would adjoin as well as sitting well below the sill height of the first floor windows. The extension would also be located entirely to the rear of the dwelling and would not be visible from the wider public realm and would be finished in materials to match the main dwelling. Accordingly, the design and scale of the proposed single storey rear extension is considered acceptable.

The proposed first floor side/rear extension would be set back from the main front elevation and would have a small hipped roof which would match the eaves height and angle of the hipped roof of the main dwelling, but would have a ridge height set lower. This lower ridge height and the set back from the front elevation would help provide a degree of subservience to the main dwelling, whilst also respecting its overall design and proportions. It would project around 3.3m in depth from the first floor rear elevation of the existing dwelling; however, as it would not extend the full width of the dwelling and the roof would be hipped and set lower in height than the main roof this would reduce the overall bulk and scale of the extension. It would also be finished with materials to match the main dwelling and the style and proportions of the proposed windows are shown to be in keeping with the existing windows.

The proposed extension would project to the side of the dwelling at first floor and as such, Policy 8 of the Bromley Local Plan is also relevant which states that when considering applications for new residential development, including extensions, the Council will normally require a proposal of two or more storeys in height to provide a minimum of 1m side space from the side boundary of the site for the full height and length of the building. The aims and objectives of the policy are to ensure adequate separation to prevent a cramped appearance and unrelated terracing from occurring and to safeguard the privacy and amenity of adjoining residents.

The southern flank wall of the proposed extension would be located 1m from the southern side boundary. However, as the extension would sit above an existing single storey side/rear extension the flank wall of which abuts the boundary, there would be no separation at ground floor. This relationship at ground already exists and the retention of 1m side space at first floor would help prevent a cramped appearance between the host dwelling and neighbouring property at first floor.

Furthermore, the front of the proposed extension would be set back 3.1m from the front elevation of the main dwelling and this along with the hipped roof design which is set lower than the main roof of the dwelling would help reduce the overall impact of the extension on the visual amenities of the streetscene. In terms of the impact on neighbouring amenity, the neighbouring dwelling at No. 30 does not benefit from any flank windows which could be affected and the flank window shown within the proposed extension facing No. 30 would serve a bathroom and could be required by way of a condition on any approval to be obscure glazed and non-opening below 1.7m from internal floor level to prevent against any loss of privacy.

Having regard to the above, it is considered that the proposed single storey rear extension and first floor side/rear extension would respect the scale and form of the host dwelling and would not appear out of character with surrounding development or the area generally.

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 rear extension would be located around 6m from the southern side boundary shared with No. 30 and 2m from the northern side boundary shared with No. 26. It can also be seen that No. 26 projects further to the rear than the application dwelling and does not contain any flank windows at ground floor. Accordingly, the proposed rear extension would not result in any loss of amenity to either neighbouring dwelling.

The proposed first floor side/rear extension would be located to the southern side of the dwelling with the northern flank wall being around 8m from the northern side boundary shared with No. 26. As such, given the siting and size of the proposed extension there would be no loss of amenity to this neighbouring dwelling.

The existing first floor rear wall of the application sits around 0.5m further to the rear than the rear wall of the neighbouring dwelling at No. 30 and as such the proposed extension would project approximately 3.8m beyond the rear of the first floor elevation at No. 30. Whilst no windows are located within the flank elevation of No.30 facing the application site, there is a first floor rear window in close proximity to No. 28, the impact on which must be carefully considered. The ground floor of No. 30 has been extended to the rear and the closest rear window appears to serve a utility room.

The flank wall of the extension would be located 1m from the boundary shared with No. 30 with a further separation of approximately 1m provided from the common boundary to the flank wall of this neighbouring dwelling. In addition, the roof of the proposed extension would hip away from the boundary and down to the rear reducing the bulk and visual appearance of the extension when viewed from this existing first floor rear window at No. 30. Furthermore, due to the orientation of the dwellings with the application dwelling lying to the north of this neighbouring property, the proposed extension would not result in any significant loss of light to this existing window. Accordingly, taking all this into account, it is considered that, on balance, the proposed first floor extension would not give rise to any significant loss of amenity to this neighbouring dwelling at No. 30 as to warrant a refusal on this basis.

Having regard to the above, it is considered that, on balance, no significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise from the proposed development.

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, on balance, 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 and appearance of the host dwelling or area in general. The application is therefore considered to accord with the overarching aims and objectives of Policies 6, 8 and 37 of the Bromley Local Plan and Policies 7.4 and 7.6 of the London Plan.

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 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 of the Town and Country Planning Act 1990

- 2 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 interests of visual and residential amenity.

- 3 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.

- 4 Before the development hereby permitted is first occupied the proposed first floor window 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 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