

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

Application No : 19/02291/FULL6

Ward:
Shortlands

Address : 1 Druids Way Shortlands Bromley BR2 0NQ **Objections:** NO

OS Grid Ref: E: 538984 N: 168432

Applicant : Mr & Mrs Hamilton

Description of Development:

Demolition of garage, erection of two storey side extension and single storey side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

Permission is sought for a part one/first floor front/side extension that is 1.3m wide and 5.4m deep. At ground floor level, a section will step out an additional 0.9m from the flank. The existing attached garage will be removed to accommodate the proposal.

Location and Key Constraints

The application site is a two storey semi-detached property located on the eastern side of Druids Way, a cul-de-sac formed of 12 properties.

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
- 30 Parking
- 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

- 02/04063/FULL1 - Single storey side and rear extension - Permitted 29.01.2003
- 03/00778/FULL6 - Two storey side and single storey side and rear extensions - Permitted 16.04.2003

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 part one/first floor front/side extension will be 1.305m wide and 5.369m deep. At ground floor level, it will step out an additional 0.9m from the flank, which is set back 3.2m from the front elevation. The existing attached garage, which is currently located on the side boundary line, will be removed to accommodate the proposal.

Policy 8 normally requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standards of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect. In order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. The policy also states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. It is noted that the submitted plans show 1m side space at first floor level, however when the ground floor level increases in width, it reduces the side space to 0.8m. The shortfall of 20cm at ground floor level is not considered harmful and it is noted that this element is set back 3.2m from the front elevation.

The supporting text for Policy 8 in paragraph 2.1.68 further details;

'The Council consider the retention of space around residential buildings at first floor and above is essential to ensure adequate separation and safeguard the privacy and amenity of adjoining occupiers'

The full metre is provided at first floor level.

Furthermore, it is noted that the rear gardens of 91-97 Kingswood Road abut the north-western flank boundary thereby providing substantial separation to these neighbouring properties. It is therefore considered that the proposal will not result in a detrimental impact on the spatial standards of the surrounding area.

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.

Given the modest size proposed and the separation to neighbouring properties, the proposed extension is not considered to impact on the amenities of the neighbouring properties on Kingswood Road with regards to loss of light, outlook or privacy.

The proposed extension will not project beyond the front elevation, therefore will not be visible from the adjoining property, No.2.

Having regard to the scale, 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 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.