

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

Application No : 19/02394/FULL6

Ward:
Chislehurst

Address : 8 Gravelwood Close Chislehurst BR7 6JT **Objections: No**

OS Grid Ref: E: 544207 N: 172181

Applicant : Mrs Bhakti Chavan

Description of Development:

Demolition of conservatory, single storey front extension, part one/two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

The application seeks permission for the demolition of the existing conservatory and the erection of a single storey front extension, part one/two storey side / rear extension.

The part one two storey side/rear extension would project 3.09m in width at ground floor level, with the first floor set in to have a width of 2.09m. It would project for a depth of 10.6m (approx. 12.5m including the single storey front extension), which would result in the extension projecting 3.87m beyond the rear of the existing dwelling. It would wrap around the rear of the dwelling for its full width at ground floor level, with the first floor level set in approx. 3.1m from the shared boundary with No.6.

The proposed front extension would have a width of 6.77m and depth of 1.9m, with its roof having a maximum height of approx. 3.15m and eaves height of 2.5m.

Location and Key Constraints

The application site hosts a two storey semi-detached house on the Northern side of Gravelwood Close, Chislehurst.

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;

- 15/05592/FULL6 - Single storey front/side and rear extension - Permitted

Considerations

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

- Resubmission
- Design
- Neighbouring amenity
- CIL

Resubmission

The application follows a previous application ref: 15/05592/FULL6 which was granted permission for a single storey front/side and rear extension. The approved extension has not been constructed, and the permission has now expired.

The current application would have a similar footprint to the previously approved application at ground floor level. The main alteration would be the addition of the first floor level which would have a width of 2.09m and maximum depth of 10.63m, wrapping around the rear where it would have a maximum width of 5.67m and project 3.87m beyond the rear of the existing first floor.

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 policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

The proposed extension would have a similar footprint at ground floor level to that which was previously considered acceptable under ref: 15/05592/FULL6. The main alteration in the design of the proposed extension from the previous application is the inclusion of the first floor element of the extension.

The application property forms one half of a semi-detached pair, both of which benefit from the original roof design which includes a hipped roof arrangement. The proposed extension would form a continuation of the existing ridge line and would sit flush with the existing front building line at two storey level. The design of the extension is considered in keeping with the host dwelling, and given that it would have a modest width when viewed from the front it is not considered to result in any significant harm to the appearance of the pair of semi-detached dwellings.

Whilst the overall scale of the proposed extension would be comparatively large to the existing size of the host dwelling, it would be similar in scale to other extensions within the area including that recently constructed at No.11 Gravelwood Close, sited directly opposite the application site. As such, the scale of the

proposed extension is not considered unduly out of character with the area. Further to this, the proposed render finish to the external wall would also appear similar to the extension at No.11 opposite and it is therefore not considered that a render finish would result in any unacceptable harm to the appearance of the host dwelling or visual amenities of the streetscene.

Side space

The extension proposed to the application site would abut the boundary at ground floor level, though its first floor would be set in 1m from the boundary.

This approach is similar to a recently allowed appeal at 104 Avalon Road, Orpington (ref: APP/G5180/D/18/3216935). Within this appeal decision, The Inspector drew attention to the fact that Policy 8 "does refer to a gap of at least a metre 'normally' being required, which suggests that it can be applied with a degree of flexibility in appropriate circumstances. Further, the supporting text explains that 'the retention of space around residential buildings at first floor level and above is essential to ensure adequate separation'".

The area in general features a mix of semi-detached and terraced dwellings with varying degrees of spatial standards, and it is further noted from visiting the site that there are examples of extensions built close to the flank boundary, including No.11 opposite which was recently constructed following application ref: 17/01968/FULL6. The two storey extension at No.11 would abut the boundary at two storey level, albeit its impact on the spatial standards is lessened given the adjacent public footpath which provides additional space between properties.

The proposed extension would have a relatively modest width of 2.09m at first floor level and would provide the 1m side space normally expected at this level. The single storey extension abutting the boundary has previously been approved at the site under ref: 15/05592/FULL6 (though not constructed).

Having regard to the above, it is considered on balance that the 1m separation provided at first floor level would be sufficient to prevent any unrelated terracing from occurring, and that the development would not result in any significant harm to the overall spatial standards and character of the area.

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.

With regards to the impact on No.6, the proposed extension would replace an existing conservatory that projects 3.3m along the boundary and approx. 3.85m in its maximum depth beyond this neighbour.

The proposed extension would project at single storey level adjacent to this boundary for a depth of 3.87m. It is noted that this would be a similar rearward projection to that previously allowed under ref: 15/05592. On balance, it is not considered that the single storey rear extension would result in any significant additional harm above that which may already exist. The two storey element of the extension would be sited a sufficient distance away from the shared boundary to prevent further harm. Therefore, the development is not considered to result in any unacceptable loss of amenity to this neighbour.

The adjacent two storey building to the western side of the site comprises of maisonettes at Nos. 10 and 12 Gravelwood Road, and projects beyond the rear of No.8 at two storey level which would partially mitigate the rearward projection of the proposed extension. The extension would result in a degree of harm given its projection closer to the shared boundary, though the flank wall of Nos.10 and 12 is predominantly blank aside from an entrance door, and two windows towards its rear at first floor level (one of which is obscure glazed). The extension is not considered excessive in its width and the first floor would be set in 1m from the shared boundary. It is therefore considered that the extension would not result in an unacceptable level of harm to light or outlook to these neighbours.

Having regard to the scale and siting of the development, on balance 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 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 building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.