

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

**Application No :** 19/03073/FULL6

**Ward:**  
Shortlands

**Address :** 14 St Mary's Avenue Shortlands  
Bromley BR2 0PR

**Objections: No**

**OS Grid Ref:** E: 539331 N: 168689

**Applicant :** Mr Mohit & Miss Emmanuela Aiyar

**Description of Development:**

Demolition of conservatory and storage shed. Erection of two storey side and single storey rear extension with elevational alterations.

**Key designations:**

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

**Proposal**

The application seeks planning permission for the demolition of conservatory and storage shed and erection of a two storey side and single storey rear extension with elevational alterations.

The proposed two storey side extension would extend to the western side of the dwelling with the flank wall of the extension located 1m from the side boundary (shared with No. 12). The extension would be set back from the front of the main dwelling by around 4.7m with the ground floor adjoining the rear of the existing garage. It would have a hipped roof with an eaves height to match the existing roof of the main dwelling, but with a ridge height set lower than the ridge height of the existing roof. One window is proposed within the first floor front elevation of the extension and one window within the first floor rear elevation of the extension. A door and two windows are proposed within the ground floor flank elevation of the extension with a new obscure glazed window proposed within the first floor flank elevation of the existing dwelling.

The proposed single storey rear extension would adjoin the rear of the proposed two storey side extension and the rear of the existing dwelling projecting approximately 3m in depth and 5.3m in width. The north-western flank wall of the rear extension would align with the flank wall of the proposed two storey side extension, located 1m from the north-western side boundary (shared with No. 12),

and the south-eastern flank wall of the extension located 3.95m from the south-eastern side boundary (shared with the adjoining semi at No. 16). The proposed single storey rear extension would have a part flat roof to a height of approximately 3.6m with a pitched section sloping down to the rear to an eaves height of approximately 2.8m. One rectangular rooflight is proposed above the roof of the extension. Two windows are proposed within the rear elevation and one door within the side elevation of the rear extension. A new set of three patio doors are also proposed within the ground floor rear elevation of the existing dwelling.

The application form states the proposed extensions would be finished with render walls, a tiled roof, and white upvc doors and windows to match the existing dwelling.

An existing conservatory to the rear and storage shed to the north-western side/rear of the property are also shown to be demolished to facilitate the proposed extensions.

### **Location and Key Constraints**

The application site hosts a two storey semi-detached dwellinghouse located on the south-western side of St Mary's Avenue, Shortlands. The area is residential with a mix of detached and semi-detached dwellings.

### **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**

Under ref: 09/01646/FULL6, planning permission was granted for a single storey rear extension. This has not been implemented.

### **Considerations**

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

- Design and scale
- Neighbouring amenity

### 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 extensions are sympathetically designed to complement the host dwelling. The two storey side extension would be set back from the main front

elevation of the existing dwelling with a hipped roof to match the angle of the main roof, but with a ridge height lower than the existing. As such, it is considered that the proposed side extension would appear subservient to the existing dwelling and would not appear overly bulky or dominant within the streetscene.

The proposed single storey rear extension would have a modest depth and height and is considered to be in keeping with the scale and design of the host dwelling. Both extensions are also shown to be finished with materials to match the existing dwelling with the proposed windows and doors of appropriate proportions.

The proposed extension would project to the side of the dwelling at two storeys 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 flank wall of the proposed two storey extension would be located 1m from the side boundary. However, the extension would adjoin the rear wall of the existing attached garage, the flank wall of which is located only around 0.8m from the boundary. This relationship at ground floor level already exists and given the retention of 1m side space for the full height and length of the proposed extension, along with the substantial set back of the extension from the front of the existing dwelling and low ridge height, it is considered that adequate physical and visual separation between the application property and neighbouring property at No. 12 (which is also set a higher land level than the application dwelling) would be maintained. As such, whilst the proposed extension may result in a technical conflict with Policy 8, it would comply with the overarching aims and objectives of the Policy in that it would not result in unrelated terracing and would be commensurate with the spatial standards within the existing streetscene.

Having regard to the above, the proposed extensions are considered to complement the host property and would not result in any detrimental impact to visual amenities of the streetscene or character and appearance of the wider 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 3.95m from the side boundary shared with the adjoining dwelling at No. 16 and as such would not give rise to any loss of amenity to the occupiers of this neighbouring property.

In terms of the impact on the neighbouring dwelling at No. 12, it is noted that this neighbouring property sits at a higher level than the application dwelling and benefits from a single storey side extension which projects the full length of the main dwelling. The proposed two storey side extension would not extend beyond the front or rear of the neighbouring dwelling at No. 12 and the 1m separation provided from the flank wall of the extension to the boundary along with hipped roof with low ridge height would help reduce the impact in terms of light and outlook on the existing side facing windows at the neighbouring dwelling

In addition, no windows are proposed at first floor level within the flank wall of the extension and the relocated first floor window proposed within the flank wall of the existing dwelling facing No. 12 is shown to serve an en-suite shower room and would be obscure glazed reducing any opportunities for overlooking or loss of privacy.

The proposed single storey rear extension would result in the ground floor of the application dwelling projecting around 3m in depth from the rear of the neighbouring dwelling at No. 12. However, it would replace an existing storage shed which lies along the common boundary and extends further to the rear than would the proposed extension. Furthermore, the proposed extension would be located 1m from the common boundary and as such, it is not considered to result in any loss of amenity to this neighbouring dwelling.

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

### 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 of the existing dwelling 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 Policy 37 of the Bromley Local Plan.**