

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

Application No : 19/03013/FULL6

Ward:
Bickley

Address : Roseview Hill Brow Bromley BR1 2PG **Objections: Yes**

OS Grid Ref: E: 541972 N: 169396

Applicant : Mr Odon Kasindi

Description of Development:

Ground floor front infill extension, new entrance door & porch, fenestration changes including new windows to whole house, replacement of existing garage doors, two storey rear infill extensions to include bi-folding doors on the ground floor and terrace area and Juliet balcony to first floor. Internal and external changes to the property.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 10

Proposal

Planning permission is sought for a ground floor front infill extension, new entrance door/porch area, single storey rear extension with new balcony and terrace area to first floor. Two storey rear extension and fenestration changes to include new windows to the whole house and replacement garage doors.

The submitted drawings show a change in the external finishes from the existing tile hanging and mock tudor to painted white painted render with aluminium windows and doors.

The application is accompanied by a covering letter which sets out the details associated with the proposal.

The application is a resubmission of two previous planning applications which were refused at plan-sub 1 on 5th May 2019. Both applications are currently pending the outcome of an appeal.

Location and Key Constraints

The application property is a detached two storey dwellinghouse located on the western side of Hill Brow, close to the junction with Chislehurst Road. The property has a double garage, gables and dormers to the front elevation.

The property has an existing double garage and in and out driveway and is set within a large plot. Hill Brow is an unmade road and consists of a mixture of different dwelling types.

The surrounding area is solely residential in nature. The property is not in a Conservation Area and is not a Listed Building.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and one representation was received which can be summarised as follows:

- The front of the house will still be rendered to be finished white. I am aware that this is the modern trend but Hill Brow is not a modern road. Roseview was built to blend in with the surrounding properties the fronts of which are finished in cream rendering, wood, tiles and brick creating a mellow setting.
- As planned Roseview will stand out like a sore thumb. Living directly opposite I have to look at it all year round. I seriously object to a white rendered finish and would be most appreciated if this could be altered to brick tiles.

Comments from Consultees

None 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 and updated on 19th February 2019.

The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The application falls to be determined in accordance with the following policies:

The London Plan (2016):

Policy 7.4 Local Character
Policy 7.6 Architecture

Bromley Local Plan (2019)

Policy 6 Residential Extensions
Policy 8 Side Space
Policy 37 General Design of Development

Other Guidance:

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

Planning History

Both Application Reference 19/00444/FULL6 & 19/19/00445/FULL6 are currently pending the outcome of an appeal.

Under planning application reference: 19/00444/FULL6 planning permission was refused for part single/two storey front extension incorporating garage extension and new basement, first floor part rear extension and first floor side extensions with hip to gable roof conversion including alterations to rooflights creating one additional rooflight, internal and elevational alterations. The reason for refusal read as follows:

The proposed hip to gable roof alterations would harm the host dwelling and character and appearance of the street scene, contrary to Policies 6 and 37 of the Bromley Local Plan.

Under planning application reference: 19/00445/FULL6 planning permission was refused for extensions and alterations to the dwelling including a garage extension to the front. The reason for refusal read as follows:

1. *The proposed double garage office extension, by reason of its forward projection and design would result in a bulky and incongruous form of development, harmful to the character and appearance of the dwelling and streetscene in general contrary to Policies 6 & 37 of the Bromley Local Plan (2019) and Supplementary Planning Guidance Number 1 & 2.*
2. *The proposed double garage by reason of its forward projection, excessive height, scale and bulk would result in a dominant and visually intrusive form of development, harmful to the visual amenities of the neighbouring properties, contrary to Policies 6 and 37 of the Bromley Local Plan.*
3. *The proposed hip to gable roof alterations would harm the host dwelling and character and appearance of the street scene, contrary to Policies 6 and 37 of the Bromley Local Plan.*

Under planning application reference: 03/00307/FULL1 planning permission was granted for front boundary wall and gates.

Under planning application reference: 01/02981/FULL1 planning permission was granted for demolition of existing dwelling and erection of detached seven bedroom house with integral garages.

Considerations

It is considered the planning issues and considerations relate to:

- Resubmission
- Design//Character & appearance
- Neighbouring amenity
- CIL

Resubmission

Following the refusal of the two previously planning applications the agent has removed the hip to gable roof alterations, front and rear rooflights, front garage/office extension and reconfigured the extensions proposed to the rear. A balcony/terrace has been added to the first floor bedroom.

Design/Character and appearance

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy 6 of the Bromley Local Plan states that the design and layout of proposals for the alteration or enlargement of residential properties

will be required to (a) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (b) space or gaps between buildings should be respected or maintained where these contribute to the character of the area. (c) dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The existing property was built in 2001 and comprises a detached seven bedroom Tudor style property which sits back from the roadside and is off-set from both neighbouring boundaries. The property comprises of a hipped roof design with front gables and dormer windows to the front and rear elevations.

Hill Brow is an unmade road which comprises of a mixture of properties. Roseview is located on the western side of the road with mainly large detached properties set within large plots. The opposite side of the road comprises a mixture of semi-detached and smaller detached properties.

The main changes to the front elevation will be alterations to the external finish in the form of a white painted render, replacement garage doors, a new entrance door/porch area and new aluminium windows and doors to the whole of the property.

The proposed dwelling would change to have a contemporary design in terms of the external alterations. A site visit of the property showed that there is a mix of properties along Hill Brow with both traditional brick and some more contemporary designs all with hipped roofs. Whilst the change away from the existing design would be noticeable it was noted that there are a number of houses on the opposite side of the road which are white rendered and as such would not be out of character with the area or detrimental to the street scene generally.

The changes to the windows and doors would look somewhat different compared to the existing make-up of some of the properties located on Hill Brow. On balance, given the property does not lie in a Conservation Area or Area of Special Residential Character (ASRC) the change is cosmetic and the Council does not raise an objection. As such given all of the above it is considered that the development would complement the character and appearance of the host dwelling and would be similar to other properties in the road and for these reasons it is

considered that the proposed development is acceptable and has overcome the previous reasons for refusal and complies with Policy 6 of the Bromley Local Plan.

The front infill extension and changes to the garage doors and front entrance are considered to be relatively modest and would not be considered to harm the character and appearance of the host dwelling or wider streetscene.

The main changes to the rear elevation are a single storey rear extension with bi-folding doors which will extend from the newly created lounge room. The rear extension is considered relatively modest and would only extend to 1.6m in depth x 7.7m in width. Above the single storey rear extension a balcony and terrace area is proposed leading from the existing bedroom. Doors are shown to open out onto a newly created terrace area measuring 0.9m x 3m in width. A two storey rear extension is also shown. At ground floor the existing kitchen is shown to be extended with new patio doors leading out to the garden. At first floor the master bedroom is shown to be extended by 2m in depth x 4.8m in width.

The rear extensions are all relatively modest and being located to the rear the additional bulk, scale and mass that will be added to the property is considered subservient.

Neighbouring Amenity

Policy 37 states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The alterations to the property as a whole are to the front and rear of the property. The main changes to the front elevation are cosmetic with the exception of the front infill extension to the existing front entrance. This element of the proposal is not considered detrimental to neighbouring amenity. To the rear the extensions are modest. The proposed balcony area has the potential to create an increased level of overlooking into neighbours rear gardens however the proposed balcony/terrace area is quite small and it is not considered that this will lead to a loss of privacy or overlooking.

No new windows are proposed to the flank elevations that could result in any significant impact on privacy to the neighbouring property.

Having regard to the scale, siting, separation distance and orientation of the development it is considered that the development would not have a significant loss of amenity to neighbouring properties with particular regard to light and outlook.

An objection has been received regarding the proposed white render, however, this is not considered to have any impact on neighbouring amenity and the potential

impact on the character and appearance of the area has been set out above in the design section of this report.

CIL

The current application is not considered to be CIL liable.

Conclusion

Having had regard to the above it was 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 and fully addresses the previous reasons for refusal.

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.