

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

**Application No :** 19/03233/FULL6

**Ward:**  
Bromley Common And  
Keston

**Address :** 38 Oxhawth Crescent, Bromley BR2 8BL

**Objections:** No

**OS Grid Ref:** E: 543413 N: 167399

**Applicant :** Mr & Mrs Barlow

**Description of Development:**

Two storey side extension and elevational alterations

Key designations:

Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Smoke Control SCA 22

**Proposal**

Permission is sought for a two storey side extension and elevational alterations including changing the location of the front door.

The application proposes to demolish the existing front entrance porch and to erect a two storey side extension that would square off the foremost wall of the ground floor utility room with the front of the property. It would project approximately 2.1m from the flank wall of the host building and would be approximately 6.4m deep. A new front entrance door would be sited within the front facing wall of the side extension.

**Location and Key Constraints**

The application relates to a two storey semi-detached property located on the southern side of Oxhawth Crescent. The road is residential in nature, characterised by two storey semi-detached properties and bungalows. The building is not listed and is not located in any special designation. It is however located within the following:

- Biggin Hill Safeguarding Area
- London City Airport Safeguarding
- Smoke Control
- Adjacent - Green Belt

## **Comments from Local Residents and Groups**

Nearby owners/occupiers were notified of the application and no representations were received.

## **Comments from Consultees**

None requested

## **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 (2016)

7.4 Local character  
7.6 Architecture

Bromley Local Plan (2019)

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

An application for a single storey side/rear extension was permitted under ref: 89/03050/FUL in 1989

An application for a part one/part two storey side and rear extension was refused under ref: 94/01077/FUL in 1994

An application for a first floor side and rear extension was permitted under ref: 95/00145/FUL in 1995

An application for a single storey side extension for entrance porch was permitted under ref: 01/00306/FULL1 in 2001

## **Considerations**

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

- Design
- Neighbouring amenity

### 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.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are not just for the short term but over the lifetime of the development, and are visually attractive and sympathetic to the local character and history, including the surrounding built environment and landscape setting. It also seeks to ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policies 7.4 and 7.6 seek to ensure that developments respect the pattern of existing spaces and streets and complement the local architectural character. Similarly, policies 6 and 37 aim to ensure that new developments are of good architectural quality and respect the scale, spaces and form of the host property as well as developments in the wider area.

The main considerations for this application with regards to design and scale relate to how the proposed development would impact the character of the area and the appearance of the street scene.

A number of properties in the vicinity have had side extensions similar to the proposed, including the direct neighbour to the north-west at 36 Oxhawth Crescent (06/02299/FULL6). Although there is no planning record, the adjoining property to the south east, no.40, also appears to have a two storey side extension with a similar design and scale to the proposed.

The roof of the side extension would be set lower than the ridge line of the main roof and would appear subservient to the host dwelling as a result. Additionally, at ground floor level, the extension would be set 0.6m back from the bay windows on the primary elevation and set a further 0.6m back at first floor level. It must be acknowledged, however, that due to the angled alignment of the site boundary, there would be a minimum side space of only 0.86m increasing to 0.9m. This is contrary to policy 8 of the Bromley Local Plan. Whilst the proposed extension would not meet the necessary side space requirements it is considered that the roof design and proposed step back would ensure that the proposed development remains subordinate to the host dwelling and would reduce the impact it has on the character of the area and the appearance of the street scene.

Furthermore, the application shows that the proposed materials would closely match the materials used on the external surfaces of the main building. This therefore ensures that the character of the area and the appearance of the street scene would be unharmed.

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.

No comments have been received from neighbours raising concerns about impact to neighbouring amenity and the Council does not believe there are any pressing concerns in this regard.

The proposed side extension would project approximately 1m further forward than the neighbouring side extension and maintains a minimum side space of 0.86m. Given that the extension at 36 Oxhawth Crescent also maintains a similar gap from the site boundary, it is considered that the proposed development would not have a substantial impact to neighbouring amenity with regards to loss of light, outlook or overbearing impact.

The proposed development does include the provision of two new flank facing windows, servicing a shower room and the downstairs hallway. A condition, to obscure glaze the proposed windows, is recommended to reduce impacts with regards to loss of privacy.

Having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

## **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.**

- 4 Before the development hereby permitted is first occupied the proposed window(s) in the north west 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 (s) shall subsequently be permanently retained as such.**

**Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.**