

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

Application No : 19/03824/FULL6

Ward:
Shortlands

Address : 17 Wickham Way Beckenham BR3 3AA **Objections: No**

OS Grid Ref: E: 538135 N: 168426

Applicant : Mr And Mrs Bower

Description of Development:

First floor side extension, ground floor infill extension under existing rear bay, front veranda, re-rendering together with internal and external alterations

Key designations:

Conservation Area: Park Langley
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Smoke Control SCA 21

Proposal

The application seeks planning permission for a first floor side extension, ground floor infill extension under existing rear bay, front veranda, re-rendering together with internal and external alterations.

The proposed first floor side extension would extend above the existing front catslide roof to the southern side of the dwelling. The base of the proposed first floor extension would be set up from the ground floor eaves level to extend in line with the base of the existing first floor, and it would have a pitched roof with side gable end with the eaves height at the same level as the main roof. The ridge height of the extension would be lower than the ridge height of the main roof of the dwelling. The extension would have a width of 2.3m to align with the flank wall of the existing two storey part of the dwelling to this southern side.

The proposed ground floor infill extension under existing rear bay would project to the same depth and width as the existing first floor bay window and would have glazed full length windows to the side and a set of glazed patio doors flanked either side by full length windows at the rear.

The single storey pitched roof above the existing front porch and integral garage to the southern side is shown to be altered and joined to facilitate the proposed front veranda which would extend to the front at first floor level for a width of approximately 4.5m and a forward projection of 1.6m. The veranda would be enclosed by a 1.2m high white painted timber balustrade.

The proposed re-rendering of the dwelling includes a new painted harling render to the existing rendered walls as well as a removal of the existing tile hanging to the southern gable end and replacement with painted harling render. The existing brickwork to the front of the garage is shown to also be finished with painted harling render. The remainder of the existing red brickwork to the front and side of the dwelling would be replaced with matching brickwork and all mortar repointed.

The external alterations also include the painting of the existing brown timber barge boards white, the painting of the existing garage door white, the painting of the existing porch door black, new roof tiles to the roof of the dwelling to match the existing, and the replacement of all existing aluminium windows with new aluminium windows. Two new black conservation rooflights are proposed within the front roof slope of the existing dwelling and alterations are proposed to the existing fenestration to the southern side elevation and rear elevation.

The application is accompanied by a Design and Access Statement.

Location and Key Constraints

The application site hosts a large two storey detached dwellinghouse located on the eastern side of Wickham Way, Beckenham. The site lies within the Park Langley Conservation Area which is characterised by spaciouly laid out detached residential houses of individual design.

Comments from Local Residents and Groups

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

Comments from Consultees

Conservation Officer: No objection. The Park Langley conservation area contains a characteristic mix of architectural styles and details. Many of the historic houses were designed in the early part of the 20th Century by the renowned Arts and Crafts Architect Reginald C Fry. This particular house has an attractive asymmetrical design with sweeping roofs and prominent chimneys. I consider that the proposed works are appropriate in the conservation area and to this house and would cause no harm. This application is thoroughly considered and the materials used will match others in the conservation area.

Advisory Panel for Conservation Areas (APCA): Objection. The proposals are detrimental to the character and appearance of the conservation area and architectural integrity of the host building which makes a positive contribution to the conservation area. Local Plan Policies 37 and 41 and SPG 3.24-25.

Highways: The proposed new garage is too small for a vehicle; however, there is adequate parking for vehicles on the frontage. Given the scale of the application, no objections are raised from a highway perspective.

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
- 7.8 Heritage assets and archaeology

Bromley Local Plan

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 41 Conservation Areas

Supplementary Planning Guidance

- SPG1 – General Design Principles
- SPG2 – Residential Design Guidance
- SPG Park Langley Conservation Area

Planning History

The relevant planning history can be summarised as follows;

Under ref: 86/01335/FUL, planning permission was allowed at appeal for a detached house on land adjacent to 17 Wickham Way and single storey side extension to existing dwelling (No. 17).

Considerations

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

- Design, Scale and Impact on Conservation Area
- Neighbouring amenity

Design, Scale and Impact on Conservation Area

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.

As the application site lies within the Park Langley Conversation Area, the impact of the proposed development on the character and appearance of the conservation area, in terms of its scale and design, also needs to be considered.

The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset

Policy 41 of the Bromley Local Plan states that proposals for development in Conservation Areas should preserve and enhance its characteristics and

appearance by respecting or complementing the layout, scale, form and materials of existing buildings and spaces; respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and using high quality materials. This Policy is supported by Policy 7.8 of the London Plan.

The proposed first floor side extension would extend above the existing front catslide roof to the southern side of the dwelling. It would have a base and eaves height to match the existing first floor and would include a low ridge height similar to the ridge height of the existing catslide roof (which slopes up to the two storey level at the rear) ensuring it appears subservient to the main dwelling. The side gable design of the proposed first floor extension would match the existing roof and the small valley detail it would create is considered appropriate in terms of its overall design.

The proposed first floor extension would project to the southern side of the main dwelling, but would not extend beyond the flank wall of the existing two storey section to this side. The extension would be located above the existing garage. The ground floor flank wall of this existing garage abuts the side boundary. However, the first floor flank wall of the proposed extension would be located a distance of approximately 0.9m from the southern side boundary, which is the same distance as the existing two storey section at the rear.

Policy 8 of the Bromley Local Plan states that for proposals of residential development of two or more storeys in height, the Council will normally require a minimum of 1 metre side space from the side boundary of the site to be retained for the full height and length of the building, and that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. The aims and objectives of the Policy are to ensure that adequate separation between residential buildings to safeguard the privacy and amenity of adjoining residents and to prevent a cramped appearance and unrelated terracing from occurring.

In this instance, whilst the flank wall of the ground floor of the existing dwelling to this southern side abuts the side boundary and the flank wall of the proposed first floor extension would provide a separation of only 0.9m, this separation would not be any less than that which already exists at first floor level due to the presence of the two storey section at the rear. Furthermore, the set-up of the base of the first floor extension from the ground floor eaves level and the low ridge height of the roof would further reduce the overall bulk of the proposed extension. The main dwelling of the neighbouring property to the southern side (No. 21) is also sited some distance away from the boundary with a single storey detached garage belonging to No.21 lying between the main two storey dwellings and resulting in further visual separation at first floor level.

Accordingly, the proposed first floor side extension is not considered to result in any visual reduction of side space and thus would not give rise to a cramped appearance or the occurrence of unrelated terracing. The spatial standards of the area would be maintained and no undue loss of amenity to this neighbouring dwelling at No. 21 would occur. Therefore, the proposed first floor side extension is

considered to comply with the overarching aims and objectives of Policy 8, as well as Policies 6, 37 and 41 of the Bromley Local Plan.

The proposed ground floor infill extension under existing rear bay would result in a modest addition to the host dwelling at the rear and would be in keeping with the proportions and appearance of the existing first floor bay window under which it would be located.

The proposed alterations to the existing single storey roof at the front of the dwelling are considered a welcome change to the property which at present has a number of eaves heights which appear to be a result of previous additions to the property. The proposed veranda at first floor would introduce a new feature to the front of the dwelling. However, there is an existing first floor veranda at the rear of the host dwelling and a number of neighbouring properties within Wickham Way including No.'s 23 and 25, and No.'s 12 and 16 which lie opposite the application site, benefit from similar first floor verandas with white painted timber balustrades. As such, this element of the proposed application is considered to complement the host dwelling and would be in keeping with the character of the existing streetscene.

The elevational alterations proposed are considered to be in keeping with the character of the host dwelling and would not result in any harm to its appearance within the conservation area.

Having regard to the above, the scale, design and use of materials for the proposed extensions and alterations are considered to complement the host property and would preserve the character and appearance of the conservation area within which it lies.

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 first floor extension would project to the southern side of the main dwelling. It would not project beyond the flank wall of the existing two storey section at the rear and given the location of the main dwelling to this southern side (No. 21) away from the boundary it would not result in any undue loss of light or outlook to the occupiers of this neighbouring property. The fenestration alterations to this southern side would also not give rise to any additional opportunities for overlooking than those which currently exist.

With regards to the proposed ground floor infill extension under existing rear bay and front veranda, given their sizes and locations they would not give rise to any significant loss of amenity to neighbouring residents. In addition, the proposed elevational alterations, which include two rooflights within the front roof slope,

would not result in any increased opportunities for overlooking or undue loss of privacy.

Having regard to the above, the proposed extensions and alterations are not considered to give rise to any significant loss of amenity to neighbouring residents with particular regard to light, outlook, prospect and privacy.

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 and would preserve the character and appearance of the host dwelling and the visual amenities of the wider Park Langley Conservation Area within which it lies.

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.