

<b>Committee Date</b>	9 <sup>th</sup> July 2020	
<b>Address</b>	5 Homewood Crescent Chislehurst BR7 6PS	
<b>Application Number</b>	19/05361/FULL6	<b>Officer</b> - Lawrence Stannard
<b>Ward</b>	Chislehurst	
<b>Proposal</b>	Roof alterations to include side dormers and partial hip to existing flank gable roof to provide habitable rooms within the roof, single storey side infill extension and elevational and internal alterations	
<b>Applicant</b>	<b>Agent</b>	
Mr K Karden	Mr David Sullivan	
5, Homewood Crescent Chislehurst BR7 6PS	Lantarna The Pinnock Pluckley TN27 0SP United Kingdom	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
Call-In	Yes	

<b>RECOMMENDATION</b>	Permission
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Chislehurst Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 17</p>
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<b>Representation summary</b>	<ul style="list-style-type: none"> <li>• A site notice was displayed from the 10<sup>th</sup> March for 21 days</li> <li>• Neighbour notification letters were sent on the 27<sup>th</sup> January 2020</li> <li>• A press advert was displayed in the News Shopper on the 5<sup>th</sup> February 2020.</li> </ul>
Total number of responses	12
Number in support	0
Number of objections	12

## **UPDATE**

This application was reported under the protocol for planning decisions during the COVID-19 outbreak for consideration by Members on Thursday 14<sup>th</sup> May 2020.

Members deferred the application without prejudice to seek a reduction in the bulk of the proposed development and to request the dormer facing No.7 to be top opening only (together with obscure glazing as already agreed).

The applicant has submitted revised plans (15<sup>th</sup> June 2020) which have reduced the bulk of the development through the reduction in scale of the proposed side dormers.

The dormer to the northern flank has been reduced in its width from 4.1m to 3.1m, and the dormer to the southern flank has been reduced from 5.1m to 3.5m in width. Both dormers have also been reduced in height by approx. 0.35m.

The proposed plans have also been annotated to confirm that the flank windows at first floor level would be obscure-glazed and non-opening below 1.7m from floor level. A clear glazed window is also proposed in the front elevation of the northern dormer.

The original report considered by Members is repeated below and updated where necessary.

### **1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The development would not result in a harmful impact on the character and appearance of the area
- The character and appearance of the Conservation Area would be preserved
- The development would not adversely affect the amenities of neighbouring residential properties

### **2 LOCATION**

2.1 The application site hosts a single storey detached dwelling located on the western side of Homewood Crescent.

2.2 The site is located within the Chislehurst Conservation Area.



Figure 1: Site Location Plan

### 3 PROPOSAL

- 3.1 Planning permission is sought for roof alterations to include side dormers and a partial hip to the existing flank gable roof to provide habitable rooms within the roof, a single storey side infill extension and elevational and internal alterations.
- 3.2 The proposed roof alterations would include one dormer to the northern flank elevation with a width of 4.1m and one dormer to the southern flank elevation with a width of 5.1m. The existing flank gabled roof would also be raised in height to match the ridge height and would be altered to feature a partially hipped roof.
- 3.3 The proposed side infill extension would infill the existing covered entrance porch.

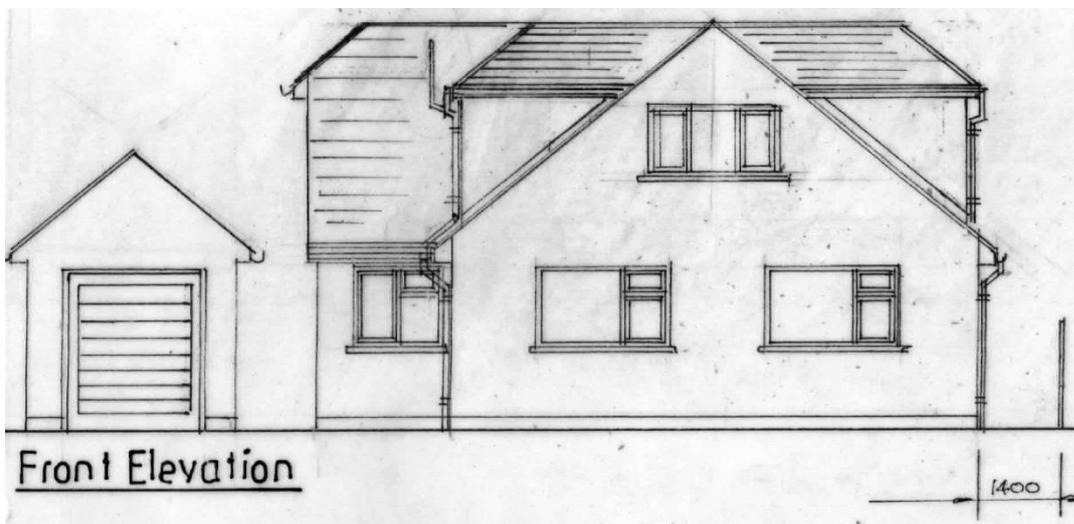


Figure 2: Proposed Front Elevation as Originally Submitted

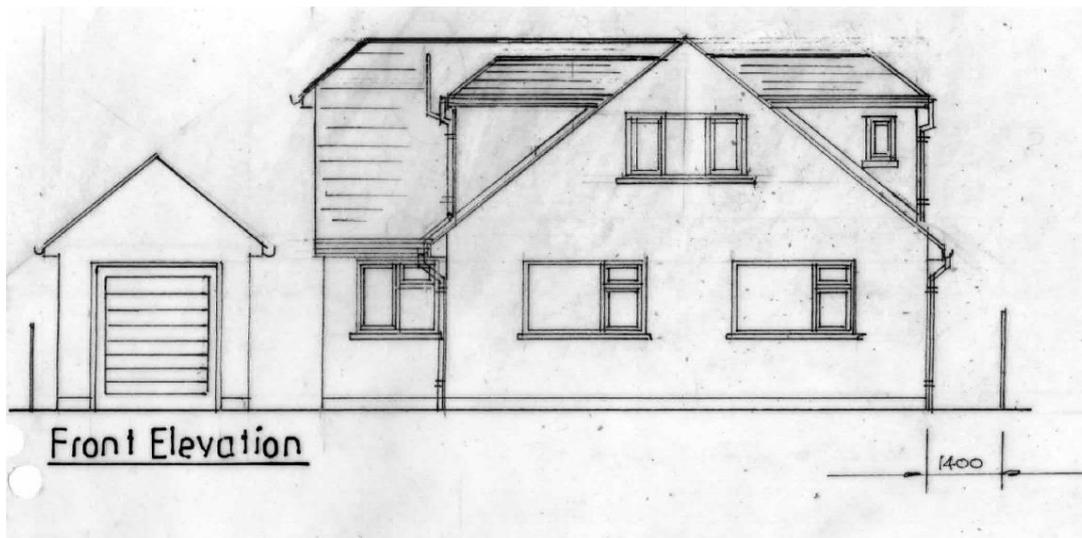


Figure 3: Amended Proposed Front Elevation

#### 4 RELEVANT PLANNING HISTORY

4.1 The application site has no previous relevant planning history.

#### 5 CONSULTATION SUMMARY

##### A) Statutory

No Statutory Consultations were received.

##### B) Local Groups

###### The Chislehurst Society:

- The proposed increase in height of the flank gable roof, and 2 side dormers at the height of raised ridgeline, will be bulky and overbearing additions to a roof that already has a partial hip.
- Visually dominate when viewed from public realm and neighbouring dwellings. It would introduce a discordant element within this locality in the conservation area harming its appearance and character.
- The proposed two-storey works appear to be less than a metre from the boundary with a neighbouring property.
- Neighbouring properties may be overlooked with adverse effect to the amenities of neighbouring occupiers by loss of privacy.
- The proposal does not comply with BLP policies P6, P8, P37 and P41.

##### C) Adjoining Occupiers

###### Impact on Neighbouring Amenity (addressed in para 7.3)

- Loss of privacy / overlooking.
- No indication of the strength of the obscured glass and no certainty that this would remain.

- Raised vertical elevation will cause traffic noise from the A222 to amplify back to our property.
- Extreme closeness of 0.98m away from our property would cause an unacceptable level of noise and disturbance.

#### Impact on Character of Area / Conservation Area (addressed in para. 7.1)

- Overdevelopment and overcrowding of the site.
- Out of character to other properties in the Crescent.
- Loss of light and overshadowing.
- Contrary to Policy 8 (side space).
- The proposed dormer windows have not been set below the ridgeline contrary to Bromley Conservation Area.
- Partial hip roof would be unique to Homewood Crescent.
- Would request more specific measurements in relation to the height and length of the proposed garage.
- If the existing garage wall is to be demolished this would affect our party wall area.
- Expect all building work to be finished in the same brick and tile style.
- Concerns the chimney will be demolished and replaced with a velux window which would further increase impact on privacy
- Surprised to see scaffolding already erected – gives impression that works have already commenced.
- Installation of upstairs windows in the gable ends is unusual for the crescent which is in a Conservation Area.
- Development is contrary to Policy 11 Section 1.3.7 “Specialist and Older Peoples Accommodation” and NPPF as local population is ageing and there is a growing demand for bungalows – its loss would reduce the choice of accommodation available.

#### Highways Impact (addressed in para. 7.4)

- Concerns over highway safety as no provision for adequacy of parking.

## **6 POLICIES AND GUIDANCE**

6.1 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.

6.2 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.

- 6.3 The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.
- 6.4 The 'Intend to Publish' version of draft London Plan (December 2019) is a material consideration in the determination of this planning application.
- 6.5 The draft new London Plan was submitted to the Secretary of State (SoS) on 9 December 2019, following the Examination in Public which took place in 2019. This is the version of the London Plan which the Mayor intends to publish, having considered the report and recommendations of the panel of Inspectors. Where recommendations have not been accepted, the Mayor has set out a statement of reasons to explain why this is.
- 6.6 The London Assembly considered the draft new London Plan at a plenary meeting on 6 February 2020 and did not exercise their power to veto the plan
- 6.7 Ahead of publication of the final plan, the SoS can direct the Mayor to make changes to the plan. This affects the weight given to the draft plan. At this stage, the Council's up-to-date Local Plan is generally considered to have primacy over the draft London Plan in planning determinations.
- 6.8 The application falls to be determined in accordance with the following policies:-

#### **6.9 National Policy Framework 2019**

#### **6.10 The London Plan**

6.13 Parking

7.4 Local character

7.5 Public realm

7.6 Architecture

7.8 Heritage assets and archaeology

#### **6.11 Draft London Plan**

D1 London's form and characteristics

D4 Delivering good design

D5 Inclusive design

#### **6.12 Bromley Local Plan 2019**

6 Residential Extensions

8 Side Space

30 Parking

37 General Design of Development

41 Conservation Areas

#### **6.13 Bromley Supplementary Guidance**

## 7 ASSESSMENT

### 7.1 Design – Layout, scale – Acceptable

- 7.1.1 The dormers are not considered excessive in their overall scale and bulk. Both would feature a pitched roof that would match the ridge height of the existing dwelling, though the eaves height of the dormer would be lower and their width would not be disproportionate to the host dwelling.
- 7.1.2 The proposed side dormers would be set back from the front elevation of the dwelling and this would lessen the visual impact of the dormers within the streetscene.

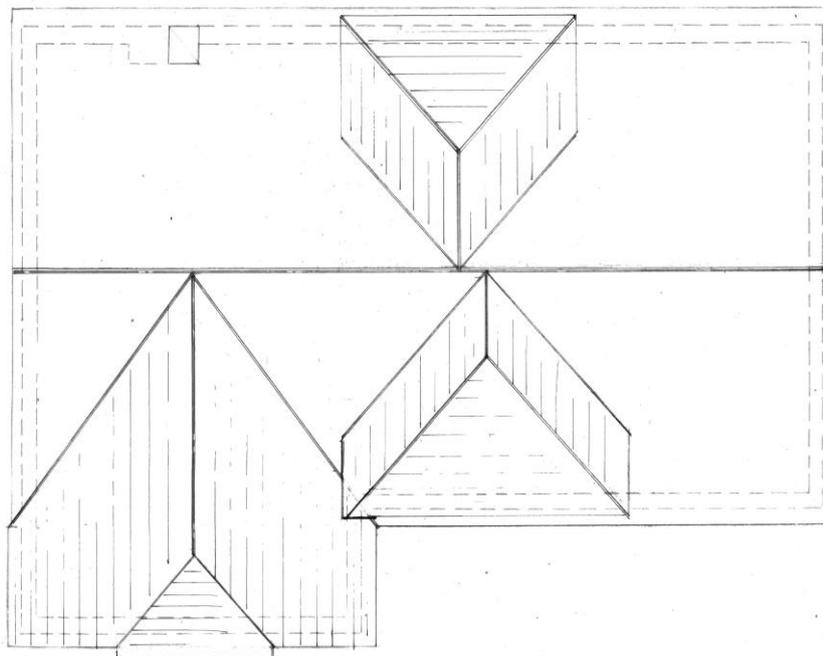


Figure 4: Roof Plan as originally proposed

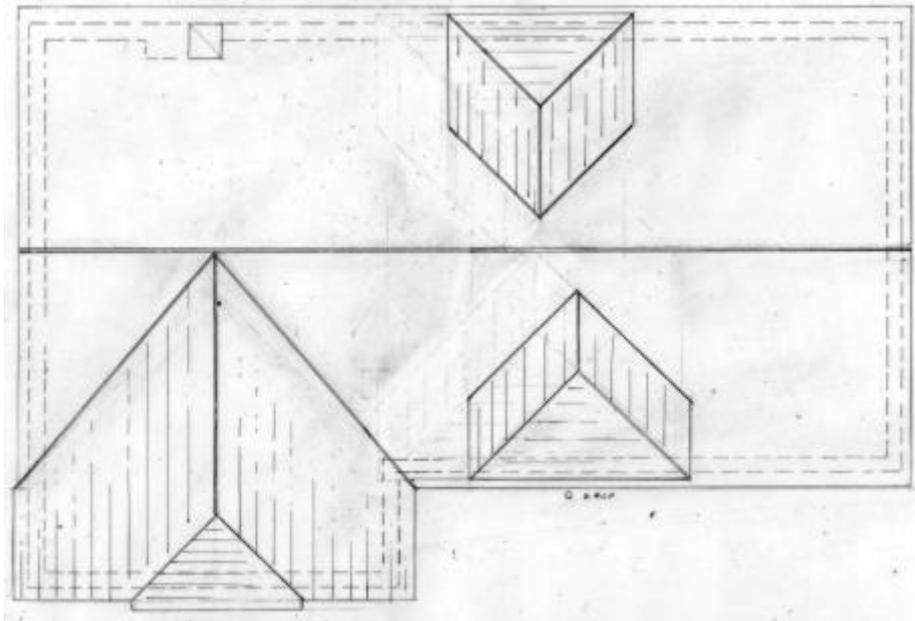


Figure 5: Amended Proposed Roof Plan

- 7.1.3 Whilst dormers are not a predominant feature within roofslopes on Homewood Crescent, there are some examples of front and side dormers visible from within the immediate streetscene including the adjacent dwelling at No.3. As such it is not considered that the proposed side dormers would appear unduly out of character within the streetscene.
- 7.1.4 The amended plans submitted on the 15<sup>th</sup> June (shown in Figure 3 and 5) have reduced the overall scale of the roof alterations compared to the original submission, which was deferred without prejudice at the Plans-Sub Committee meeting on the 14<sup>th</sup> May.
- 7.1.5 The revised plans have reduced the width of the dormers by 1m and 1.6m, and reduced the height of both dormers so that they are set approx. 0.35m below the existing ridge height.
- 7.1.6 The existing flank gabled roof towards the rear of the property would be raised in height to match the ridge height and would be altered to feature a partially hipped roof. This element has not been altered from the original submission considered at the previous Committee meeting.
- 7.1.7 Given that it would not exceed the height of the existing dwelling and is significantly set back from the front of the property it is not considered that this would detract from the appearance of the host dwelling or visual amenities of the streetscene.
- 7.1.8 The window proposed to the front elevation of the northern dormer would be modest in scale and would not appear overdominant within the streetscene. It would therefore not impact adversely upon the appearance of the host dwelling.

7.1.9 The proposed infill extension would be modest in its scale and would not significantly alter the appearance of the host dwelling.

## 7.2 Conservation – Acceptable

7.2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.2.2 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

7.2.3 The Conservation Officer has reviewed the application and considers that the house itself is of low architectural interest from a conservation view. The immediate surrounding Conservation Area is also of low interest from a heritage view and the proposal would not harm it.

7.2.4 It is therefore considered that the proposed development would preserve the character and appearance of the conservation area.

## 7.3 Residential Amenity – Acceptable

7.3.1 The proposed dormer extensions and alterations to the roof would not exceed the height of the existing dwelling and would sit within the existing roof slope. The flank wall of No.7 is blank and the facing dormer would not project beyond the front or rear of this neighbour. The impact on No.3 would be mitigated by the separation distance between the dwellings, where the existing garage that separates them would remain.

7.3.2 Having regard to the above, and that the scale of the dormers have been reduced in scale from the original proposal, the development is not considered to result in any unacceptable harm to the neighbouring properties by way of loss of light, outlook or visual amenity.

7.3.3 The proposed windows facing No.3 serve an en-suite bathroom, landing and showroom. The revised plans submitted indicate that these windows would be obscure glazed and non-opening below 1.7m from floor level. Subject to a condition to ensure this it is considered that the proposal would not harm the privacy of No.3.

7.3.4 With regards to No.7 the proposed dormer on this flank would feature an obscure glazed window facing this neighbour and subject to a condition to ensure it remains obscure glazed it would not provide result in a loss of privacy. The proposed rear facing window in the proposed dormer would not provide any significant opportunities for overlooking.

#### 7.4 Highways – Acceptable

7.4.1 The existing property has three bedrooms at ground floor level. The proposed extensions would result in a dwelling with three bedrooms at first floor level, and an additional guest bedroom at ground floor level.

7.4.2 The addition of one additional guest bedroom is not considered to significantly alter the number of residents likely to occupy the property, and the property does benefit from off street parking.

7.4.3 Therefore, it is considered that the proposal would not impact detrimentally upon parking or highway safety.

### **8 CONCLUSION**

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would preserve the character and appearance of the Conservation Area and not harm the amenities of neighbouring residential properties.

8.2 Conditions are recommended to secure matching materials and obscure glazed flank windows.

**RECOMMENDATION:** Application Permitted

**Subject to the following conditions:**

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**
- 4. Obscure glazed flank windows.**