

Committee Date	01.10.2020	
Address	29 Lennard Road London SE20 7LX	
Application Number	20/00765/FULL6	Officer - Louisa Bruce
Ward	Penge And Cator	
Proposal	Single storey rear extension and fenestration alterations.	
Applicant	Agent Mrs Stephanie Casey	
29 Lennard Road Beckenham SE20 7LX	134 Finsborough Road London SW10 9AQ	
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Application Permitted
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KEY DESIGNATIONS

Conservation Area: Adjacent Alexandra Cottages
 Biggin Hill Safeguarding Area
 London City Airport Safeguarding
 Smoke Control SCA 33

Representation summary	A site notice was displayed on 6 th March 2020 for a period of 21 days. Adjoining owner letters were sent on 6 th March 2020.
Total number of responses	1
Number in support	0
Number of objections	1

Update

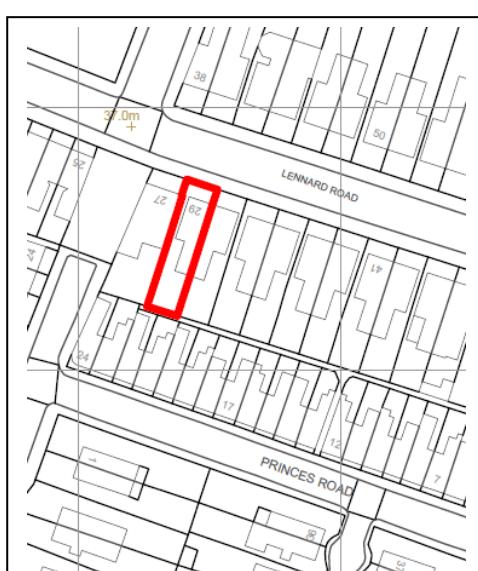
The application was deferred from Plans-Sub committee 1 held on 11th June 2020 for Officers to carry out a site visit. A site visit has now taken place at No.29 Lennard Rd. The Officer recommendation remains as set out in the original report which is repeated below.

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 area would be preserved
- The development would not adversely affect the amenities of neighbouring residential properties

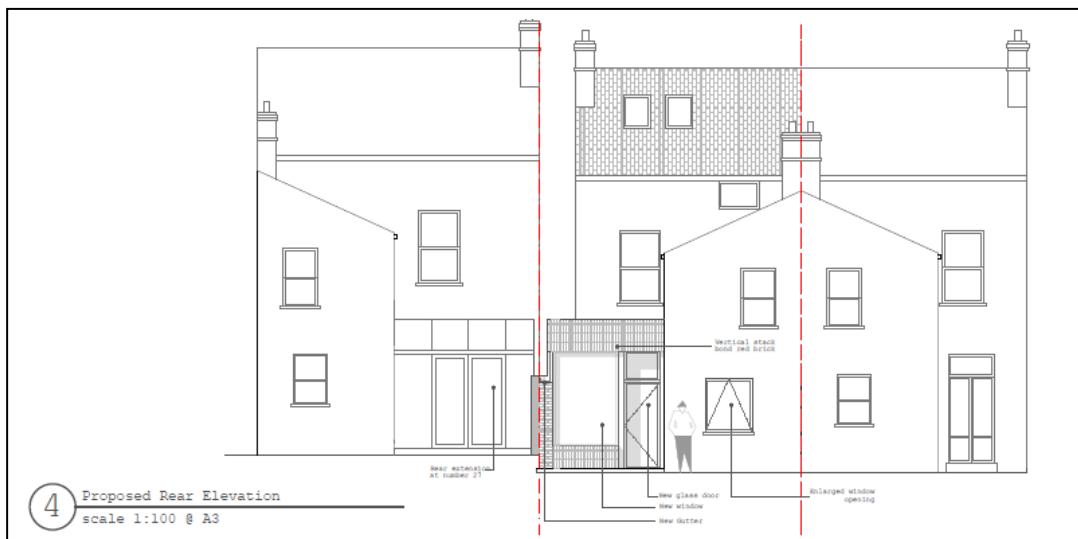
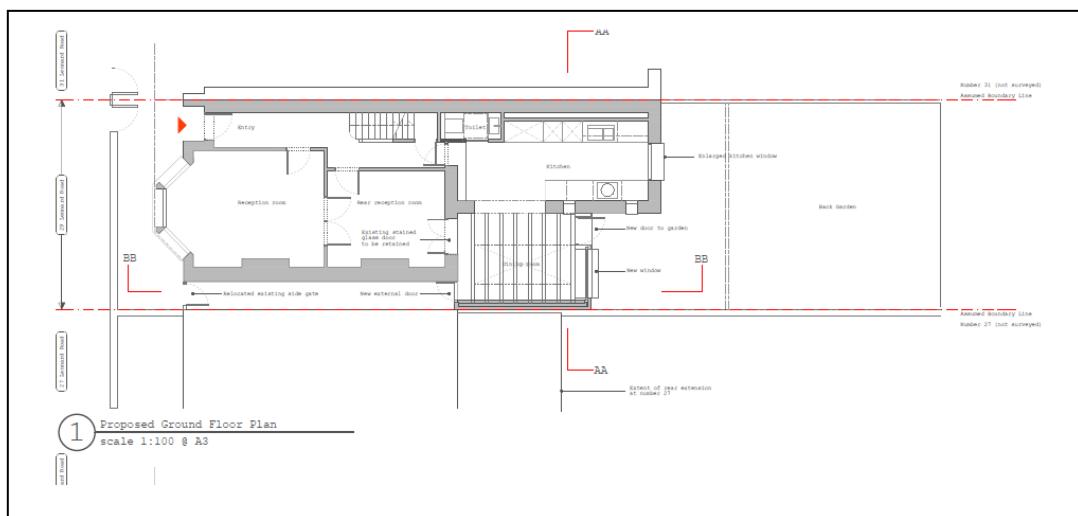
2 LOCATION

- 2.1 The application site comprises a two storey semi-detached property mid-terraced located on the southern side of Lennard Road, Penge. Properties in the area are primarily residential in nature and are of a similar architectural style with the exception of the neighbouring property (No.27) which is detached.
- 2.2 The property is not listed nor included in a conservation area. To the south of the site sits the Alexandra Cottages Conservation Area.



3 PROPOSAL

- 3.1 Planning permission is sought for a single storey rear infill extension to create a dining room at the property. The rear extension would have a window and a door in the rear elevation and a large glass rooflight in the ceiling.
- 3.2 The extension will be built using vertical stack bond red bricks, timber and have aluminium windows and doors. The extension measures 3.65m in height x 4.1m in depth.
- 3.3 The Design and Access Statement sets out that in order to avoid a maintenance issue trap for leaves and debris and a potential location for rain water ingress, the design of the extension steps away from the party wall on the boundary of 27 Lennard Road and 29 Lennard Road. This results in a reduction of the volume of the extension and avoids any potential problems at the party wall interface (for example, this step back would allow not disruption to the tall glaze side extension of 27 Lennard Road).
- 3.4 The application is accompanied by a Design and Access Statement.



4 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history relating to the application site.

5 CONSULTATION SUMMARY

A) Statutory

No statutory consultee comments sought.

B) Local Groups

No letters of representation received from local groups.

C) Adjoining Occupiers

One letter of representation was received which can be summarised as follows:

Neighbours concerns (addressed in para 7.2)

- The applicant has now confirmed that the walls would join and that my windows would be obstructed due to the proximity of the proposed build. The submitted plan also indicates a gap between the walls. This proposal is not reasonable.
- According to the submitted scale drawings, the side wall of the extension would only be around 20-30cm away from my windows and be of a solid material. This would prevent sun and light from coming in and also obstruct the outlook.
- This gap is also insufficient for access for any maintenance.
- The proposed roof is flat, high and would extend above and beyond the end of my conservatory and would be dominant and intrusive.
- This extension would have a hugely negative effect on our home in terms of livability, removal of natural light, value and sound privacy. Due to the current Covid-19 situation, you are not able to conduct a site visit as would happen normally which I feel would support my points.
- The scale, form and materials do not complement the houses. I have included a photo of the previous glazed conservatory at No. 29 (shot 6) which is far more in keeping with the area and property in terms of size, materials used and design. This fully incorporated the full height of the double doors from the rear reception without being intrusive to the surrounding area or neighbouring properties.
- The proposed extension is at odds with this section as it would completely eradicate the space/gap between the two houses and close off easy through access via the passageway. These would also detract from the character of the area.

- I believe that the proposed extension also contravenes the 45 degree rule in relation to my windows. The extension would create dominance.
- The extension will prevent daylight and sunlight from penetrating into my property. The rear of my house would lose a lot of light due to the large wall that would extend above and beyond my conservatory.
- It does not respect the amenity of my home. It would create noise and disturbance as our previously detached property would be joined to another house and be affected by sound pollution. Similarly I do not wish to be worried about any noise I make being transferred to No.29. Also the extension would create a high degree of overshadowing to my property.

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

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
- 30 Parking
- 37 General Design of Development

6.13 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Design – Layout, scale – Acceptable

- 7.1.1 Policies 6 and 37 of the Bromley Local Plan and the Council's Supplementary design guidance seek to ensure that new development are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. This is supported by Policies 7.4 and 7.6 of the London Plan.
- 7.1.2 Supplementary Planning Guidance No. 2 (Residential Design Guidance) states "local context is of particular importance when adding new buildings to established areas. Building lines, spaces between buildings, means of enclosure and the use and location of garden or amenity space should all respect the character of the locality".
- 7.1.3 The proposed extension would be subservient to the main dwelling and will be contained to the rear, thus will not be visible from the street scene. It is shown to be finished in brickwork and tiles, with aluminium windows and doors. Accordingly, 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.

7.2 Residential Amenity – Acceptable

- 7.2.1 Policy 37 of the Bromley Local Plan, which relates to the General Design of Development, 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. This is supported by Policy 7.6 of the London Plan.
- 7.2.2 The main impact of the single storey rear infill extension will be the occupiers of the adjoining property, No.29. No.29 is a detached two storey property with an existing single storey rear conservatory. A letter of objection has been received from this neighbour with their main objections being; the proximity of the infill extension to the boundary, the solid nature of the brick built structure and the impact this will have in terms of preventing daylight and sunlight into their own extension and roof height which will be dominant.
- 7.2.3 The proposed extension includes a rearward projection of 4.1m along the boundary with No. 29. The extension is set in from boundary with a brickwall providing a small element of relief from the neighbours conservatory and the new extension at No.27. As such the proposed extension will project 4.1m from the rear of this neighbouring property with a height of approximately 3.65m. No windows or doors are proposed in the flank elevation facing No. 29 and as such there does not appear to be any issues with regards to overlooking.
- 7.2.4 The height of the structure will measure 3.65m, however, looking at the proposed elevations it will mirror the height of the neighbours existing conservatory. The side wall of the conservatory forms / adjoins the party wall and is brick up to 2.1m high with a high-level glazing window above reaching 3.6m. The roof and rear elevation of the conservatory are glazed. The orientation of the plot means both properties' gardens face south. 29 Lennard Road already extends at the rear by two storeys (part of the building's original built form) and there is a relatively high brick boundary wall (2.1m), so the conservatory is in shade until around mid-morning. When the sun is higher in the sky by late morning, and through the rest of the day, the proposed extension would have no impact on any neighbours as the sun has moved around. The agent has submitted a sketch drawing showing how the extension would not contravene the 45 degree rule, as shown on supporting drawing (ref. 2001_00_Skechth_45).
- 7.2.5 The extension will not join the two properties however the brick built extension will be visible to the neighbour when they stand in their conservatory. No.27 would suffer from some loss of outlook as a result of the extension but it is not considered that the height and depth adjacent to the common boundary with this property would result in a significant loss of amenity to warrant the refusal of the application.

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 area and not harm the amenities of neighbouring residential properties.
- 8.2 Conditions are recommended to secure the permission.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**

Any other planning condition(s) considered necessary by the Assistant Director of Planning

Informatics