

Committee Date	10.12.20	
Address	52 Farnaby Road, Bromley BR1 4BJ	
Application Number	20/02786/FULL6	Officer - Joanna Wu
Ward	Bromley Town	
Proposal	Hip to gable loft conversion with two rear dormers and front rooflights (part retrospective)	
Applicant	Agent Guy Pleasance 14 Kechill Gardens Bromley BR2 7NQ	Agent Guy Pleasance 14 Kechill Gardens Bromley BR2 7NQ
Reason for referral to committee		Councillor call in Controversial No

RECOMMENDATION	PERMISSION

KEY DESIGNATIONS Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control

Representation summary	Neighbouring properties were notified of the application by letter dated 18.08.20
Total number of responses	2
Number in support	0
Number of objections	1
RSPB Bromley Local Group	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 neighbouring amenity impact of this proposal would be limited.

1. LOCATION

- 1.1 The application site is a two storey semi-detached property, located on the east side of Farnaby Road. The site does not lie within any Conservation Areas and the host dwelling is not listed. The surrounding area is largely residential comprising a mix of semi-detached and detached dwellinghouses.



2 PROPOSAL

- 2.1 The part retrospective proposal includes a loft conversion. There would be a dual pitched-roof rear dormer, measuring 5m wide, 3.5m high and 3.1m deep and two front rooflights, measuring 0.7m wide and 1.2m high. There would be a second floor flank elevation window which would be fitted with obscure glazing.
- 2.2 The total cubic volume of the roof alterations appears to be some 48.8m³.



3 RELEVANT PLANNING HISTORY

3.1 There is no recent or relevant planning history on this site.

4 CONSULTATION SUMMARY

A) Statutory

No requirement to consult any statutory consultees due to the nature of this application.

B) Local Groups

RSPB Bromley Local Group

- Suggest to insert a planning condition for the installation of 1 swift nest brick

C) Adjoining Occupiers

Objections (addressed in Para 6)

- Loft conversion is currently under construction and have a greatly impact the neighbours “right to light” to their living area.
- Loss of light;

5 POLICIES AND GUIDANCE

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 The ‘Intend to Publish’ version of draft London Plan (December 2019) is a material consideration in the determination of this planning application. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework.
- 5.5 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 was version of the London Plan which the Mayor intended to publish, having considered the report and recommendations of the panel of Inspectors.
- 5.6 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.

- 5.7 After considering the 'Intend to Publish' Plan, on 13 March 2020 the Secretary of State for Housing, Communities and Local Government wrote to the Mayor identifying directed changes to a number of policies in the draft plan. The SoS considered these changes were necessary to address concerns regarding inconsistencies with national policy. The Mayor cannot publish the New London Plan until the directed changes have been incorporated, or until alternative changes to address identified concerns have been agreed with the SoS. This could affect the weight given to the draft plan with regard to the directed policies.
- 5.8 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. However, where no modifications have been directed the draft London Plan policies are capable of having significant weight (as seen in a recent SoS call-in decision in the Royal Borough of Kensington and Chelsea). Where specific draft London Plan policies have been given particular weight in the determination of this application, this is discussed in this report.
- 5.9 The application falls to be determined in accordance with the following policies:-

5.10 National Planning Policy Framework 2019

5.11 The London Plan

7.4 Local character
7.6 Architecture

5.12 Draft London Plan

D1 London's form and characteristics
D4 Delivering good design

5.13 Bromley Local Plan 2019

6 Residential Extensions
37 General Design of Development

5.14. Bromley Supplementary Guidance

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

6 ASSESSMENT

6.1 Design – Acceptable

6.1.1 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.

- 6.1.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 6.1.3 London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy 37 of the Bromley Local Plan states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy 6 of the Bromley Local Plan requires that the design and layout of proposals for the alteration or enlargement of residential properties will be required to comply with the following: (i) 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 (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.
- 6.1.4 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.
- 6.1.5 The existing roof extension would be altered from a pitched roof to a full gable profile. It is noted that the other house that forms this pair of semi-detached properties, i.e. No. 54, is currently under construction for a full gable loft conversion. There is no planning record for this loft conversion at No. 54 but it appears that it is a permitted development. There are different roof forms in the area and the rear dormer would not be visible from the street. It is considered that the proposal is acceptable.
- 6.1.6 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.

6.2 Residential Amenity - Acceptable

- 6.2.1 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.
- 6.2.2 The neighbouring objections are noted. The neighbours commented that their ground floor flank window is the only window for their living room. They also mentioned that the hip to gable loft conversion would result in the loss of light. Accordingly, Officers have asked the applicants to consider amending the

scheme to a half-hip gable in order to address the neighbour's concerns but the applicants declined this suggestion due to cost implications and the preference to balance the impact of the loft conversion at No. 54.

- 6.2.3 It is considered that the proposed roof extension would be separated some 3.9m from the shared boundary with No. 50. The loft conversion, on balance, would not have any detrimental amenity impact to the neighbouring properties. The proposed dormer would not result in a significant loss of privacy or unacceptable overlooking to neighbouring properties.
- 6.2.4 With regards to the second floor flank window, a condition will be imposed to restrict the use and require retention of obscure glazing to the proposed second floor side window. It is therefore considered that an unacceptable loss of privacy to neighbouring dwellings would not arise.
- 6.2.5 Having regard to the scale and siting of the development, it is not considered that a significant loss of amenity with particular regard to outlook, prospect and privacy would arise. The proposals therefore comply with Policy 37 of the Bromley Local Plan.

7 CONCLUSION

- 7.1 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.
- 7.2 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: Application Permitted

**as amended by documents received on 25.11.2020,
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 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.

4. **No windows or doors (other than those shown on the plans hereby approved) shall at any time be inserted in the second floor flank elevation(s) of the proposal hereby permitted.**

Reason: In the interest of the amenities of the adjacent properties and to comply with Policy 37 of the Bromley Local Plan

Informative:

1. The applicant is encouraged to consider the installation of at least one integral swift nest brick as part of the proposal.

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