

Committee Date	07.01.21	
Address	22 Birchwood Avenue Beckenham BR3 3PZ	
Application Number	20/04258/FULL6	Officer – Steven Hoang
Ward	Kelsey and Eden Park	
Proposal	Hip to gable loft conversion with rear dormer, front roof lights and Juliet balcony	
Applicant	Agent	
Mr & Mrs Jenner	Mr Frank Knight	
22 Birchwood Avenue Beckenham BR3 3PZ	1 Forde Avenue Bromley BR1 3EU	
Reason for referral to committee	Applicant is a member of staff of the Local Planning Authority	Councillor call in No

RECOMMENDATION	PERMISSION
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<p>KEY DESIGNATIONS</p> <p>Areas of Deficiency in Access to Nature Views of Local Importance (Skyline) Biggin Hill Safeguarding Area Biggin Hill Safeguarding Area, Birds</p>

Representation summary	Neighbouring properties were notified of the application by letter dated 19.11.20	
Total number of responses	0	
Number in support	0	
Number of objections	0	

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 end of terrace property with an existing single storey rear extension, facing east onto Birchwood Avenue. The site does not lie within a Conservation Area and the building is not listed. The surrounding area is predominantly residential and mainly characterised by two storey terraces.



2 PROPOSAL

- 2.1 The development proposed is a loft conversion involving a hip to gable roof alteration together with a rear dormer extension with “Juliet” balcony measuring approximately 5.5m wide, 2.8m high and 4.1m deep. Also proposed are two front rooflights and a second floor flank window.



3 RELEVANT PLANNING HISTORY

- 3.1 17/01366/FULL6 - Single storey rear extension and steps. Permitted 30.05.2017.

4 CONSULTATION SUMMARY

A) Statutory

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

B) Neighbouring Occupiers

Letters were sent to four neighbouring properties. No representations were received.

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

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 It is noted the property at the opposite end of the subject terrace has been altered by a gable extension with a partial hip. There are also existing full gable extensions along Birchwood Avenue (no.37) and Gordon Road (Nos. 40 and 47) immediately to the south of the site. It should also be noted that loft conversions with rear dormer extensions and rooflights are a common feature within the vicinity of the site.
- 6.1.6 The existing roof extension would be altered from a pitched roof to a full gable profile together with a rear dormer extension. The above extensions and alterations would reflect the prevailing character of the immediate surroundings and subject to a matching external materials condition would also integrate appropriately with the host dwelling. The proposed front rooflights and flank window would have a negligible impact upon the surrounding area.
- 6.1.7 Having regard to the form, scale, siting and matching external materials, it is considered that the proposed works would complement the host property and would not appear out of character with surrounding development or the general character of the area.

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 It is noted the unattached neighbour (no.20 Birchwood Avenue) features an existing side dormer window. Due to the proximity of the above neighbouring property, the proposed gabling is considered to cause some degree of daylight/sunlight impacts to this neighbours' side dormer extension, however given the height of the neighbours' side dormer window and the separation distance provided between the proposed gable alteration, it is considered there would be no unreasonable loss of daylight/sunlight or outlook to the room or area served by the side dormer window. It is also noted no.20 Birchwood Avenue features a small first floor flank window, however the style of this window does not appear to indicate to serve a habitable room.
- 6.2.3 The siting of the proposed dormer would not result in a significant loss of daylight/sunlight or outlook to surrounding neighbours. The 'Juliet' balcony does not provide a standing platform and thereby would not create an unusual inter-visibility which may result in privacy or overlooking issues amongst neighbouring properties. With regards to the second floor flank window, a condition will be imposed to require obscure glazing and restrict any opening in order to safeguard the privacy of neighbours.

6.2.4 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, daylight/sunlight and privacy would arise. The proposal therefore complies 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

Subject to the following conditions:

- 1. Standard time limit**
- 2. Standard compliance with plans**
- 3. Standard materials to match the existing building**
- 4. Flank windows to be obscure glazed and non-opening below 1.7 metres above the floor of the room.**

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