

Committee Date	04.02.2021	
Address	Woodside Barnet Wood Road Hayes Bromley BR2 8HJ	
Application number	20/03968/FULL6	Officer: Jennie Harrison
Ward	Bromley Common and Keston	
Proposal	Convert garage into habitable room. Construct disabled ramp to rear and enclosure of existing rear porch	
Applicant	Agent	
Mrs Lorraine Fort	Mr Bob Cogram	
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Permission
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KEY DESIGNATIONS

- Conservation Area: Bromley Hayes And Keston Commons
- Biggin Hill Safeguarding Area
- Green Belt
- London City Airport Safeguarding
- Smoke Control SCA 22

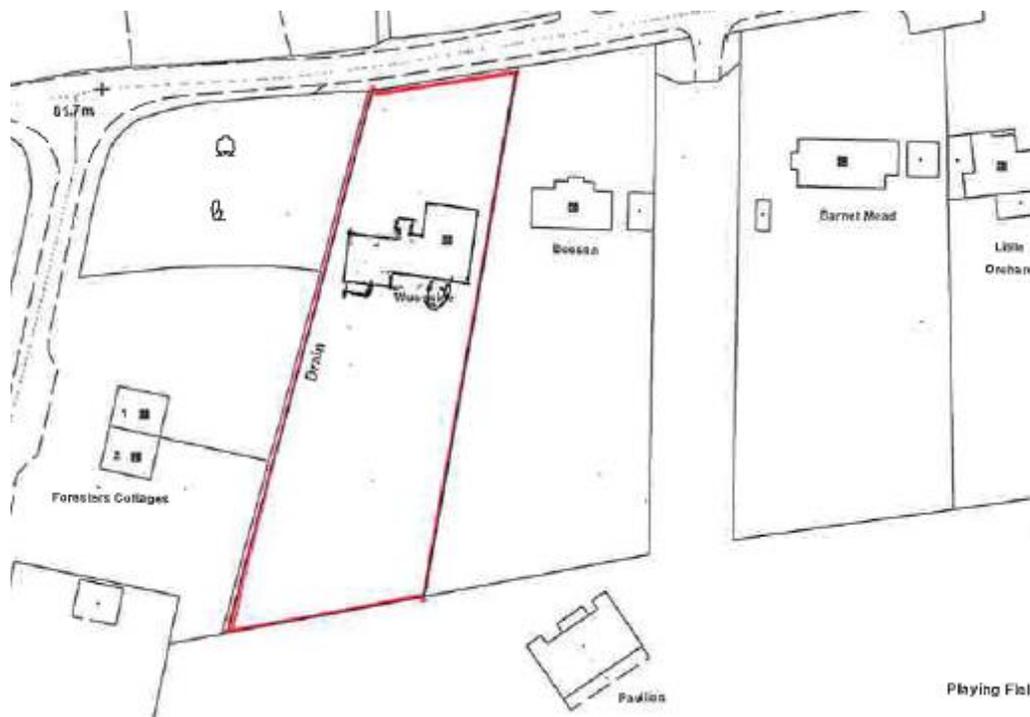
Representation summary	Neighbour letters were sent on. 24.11.2020 Site notice displayed on 30 th November for 21 days
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a disproportionate addition to the main dwelling
- The roof structure of the open porch canopy already exists and enclosing this space would not create any additional covered floorspace
- The garage conversion would not cause any harm to the Conservation Area

2 LOCATION

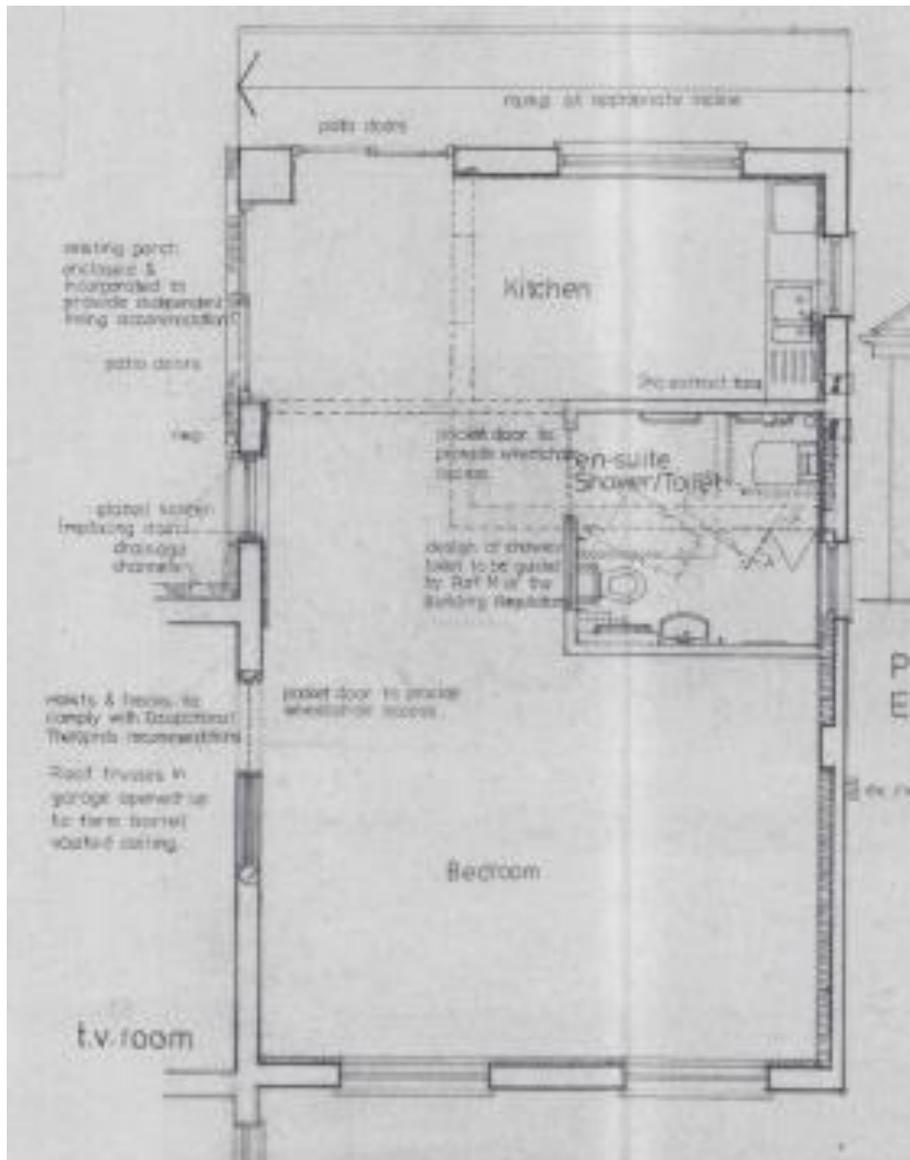
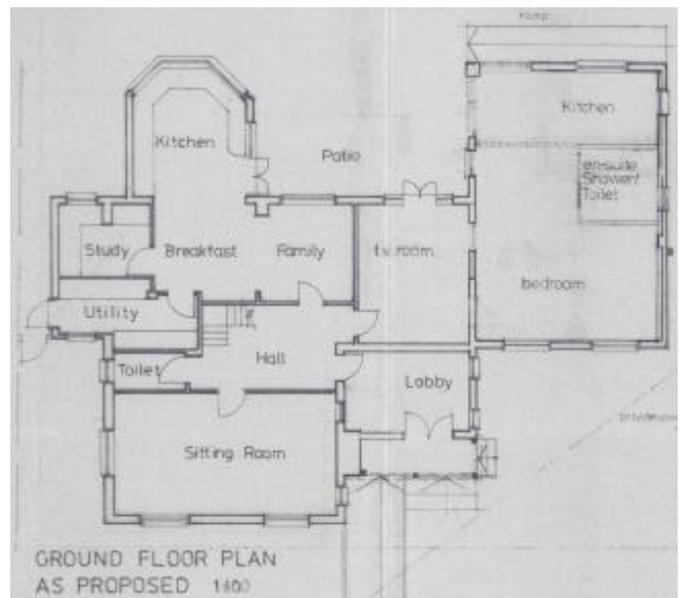
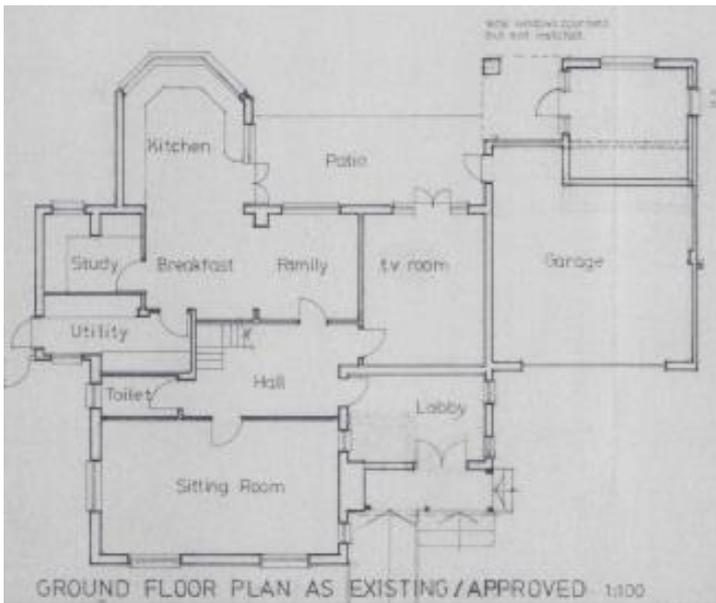
- 2.1 The application site is a two storey detached house on the Southern side of Barnet Wood Road, Bromley and falls within Bromley Hayes And Keston Commons Conservation Area and The Green Belt



3 PROPOSAL

- 3.1 Permission is sought to convert the existing garage to an attached annexe by removing the garage doors and infilling the area with matching brickwork and windows, together with infilling an existing covered porch and a disabled ramp at the rear to provide access for disabled persons.
- 3.2 The covered porch area has a floorspace of 5.7m² and the accommodation would comprise a bedroom, shower room and small kitchenette with access to the main dwelling maintained through the existing TV room.

3.3 Existing and proposed plans



4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref 94/01377/FUL permission was granted for addition of first floor to bungalow
- 4.3 Under ref 94/02370/FUL permission was granted for two storey detached house
- 4.4 Under ref 94/02948 permission was refused for a single storey side extension for a double garage
- 4.5 Under ref 95/00402/FUL permission was granted for a single storey side extension for a double garage
- 4.6 Under ref 00/00847/FULL1 permission was refused for a Front porch and single storey side and rear extensions
- 4.7 Under ref 00/02233/FULL1 permission was refused for Front porch and single storey side and rear extension
- 4.8 Under ref 17/03204/FULL6 permission was granted for Enlarge existing porch with wheelchair ramp to improve accessibility

5 CONSULTATION SUMMARY

A) Statutory

Conservation Officer – No objection

- In my view this will cause no harm in the heritage context and I would not therefore object.

Highways – No objection

B) Adjoining Occupiers

- Adjoining owners/occupiers were notified of the application and no representations were forthcoming

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 An updated 'Intend to Publish' version of draft London Plan – entitled Publication London Plan December 2020 - was published on 21 December 2020. This version of the draft plan includes changes made by the Mayor in response to a number of Directed Changes made by the SoS in March and December 2020. The relevant documents are available on the Mayor's website - <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/publication-london-plan>
- 6.5 The draft new London Plan (December 2020) 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.
- 6.6 The draft New London Plan is at a very advanced stage; in a Written Ministerial Statement dated 15/12/2020, the SoS indicated that he expects to agree the London Plan with the Mayor early in the new year (early 2021).
- 6.7 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.
- 6.8 Prior to issuing further Directed Changes in December 2020, the SoS (in two SoS call-in appeals in the Royal Borough of Kensington and Chelsea, appeal ref: APP/C5690/W/18/3205926; and the London Borough of Hounslow, appeal ref: APP/G6100/V/19/3226914) had established that the draft London Plan policies are capable of having significant weight where they weren't subject to Directed Changes.
- 6.9 Considering this information against paragraph 48 of the NPPF, the draft new London Plan (December 2020 'Intend to Publish' version) is considered to have very significant weight where there are no Directed Changes to policies; and significant weight where there are Directed Changes to policies. Taking this into account, the draft new London Plan policies should be used to determine this planning application, alongside policies in the adopted Local Plan and adopted London Plan. Where there is conflict between the policies in the draft new London Plan and the policies in the adopted Development Plan, the draft new London Plan should generally be given primacy although this may vary from case to case.
- 6.10 Upon adoption of the new London Plan, it will become the most up-to-date Development Plan Document for the London Borough of Bromley, and

therefore, in accordance with section 38(5) of the Planning and Compulsory Purchase Act 2004, “if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.”

6.11 The application falls to be determined in accordance with the following policies:-

6.12 National Policy Framework 2019

6.13 The London Plan

- 7.16 Green Belt
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

6.14 Draft London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design
- G2 Green Belt and Metropolitan Open Land

6.15 Bromley Local Plan 2019

- 6 Residential Extensions
- 7 Accommodation for Family Members
- 30 Parking
- 32 Road Safety
- 37 General Design of Development
- 41 Conservation Areas
- 49 Green Belt
- 51 Dwellings in the Green Belt or on Metropolitan Open Land

6.16 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Design – Layout, scale, Conservation Area, Green Belt – Acceptable

7.1.1 The garage conversion would remove the existing garage doors and infill the area with matching windows and facing brickwork to match the existing. It is considered that the use of matching materials would help to maintain the

character and appearance of the host dwelling and street scene.

- 7.1.2 It is considered that the alterations to the front of the garage would preserve the character and appearance of the Conservation Area by using matching materials.
- 7.1.3 The changes to the rear of the garage include adding walls to an existing covered porch area and there are no changes proposed to the roof structure of this porch. This would create a further 5.7m² of additional internal floor area within the existing external envelope of the garage and it is considered that this would respect the scale of the building.
- 7.1.4 The use of matching materials would further help to maintain the character and appearance of the host dwelling and would have no impact on the street scene due to the location at the rear of the garage.
- 7.1.5 The application site falls within the Green Belt and it therefore falls to be considered whether any of the proposed elements of the proposal would constitute inappropriate development and/or result in harm to the openness of the Green Belt. The proposed garage conversion and associated external alterations would not in itself constitute inappropriate development or harm openness, as it would not result in any enlargement to the building. The proposals would include external alterations to enclose an existing covered porch area at the rear of the garage, which sits beneath the existing pitched roof over the garage, and whilst this would provide additional useable internal space it would not enlarge the building externally and would not therefore be considered to constitute inappropriate development or harm the openness of the Green Belt. The proposed access ramp would not itself have a significant impact on the Green Belt given its scale and siting.
- 7.1.6 The development is considered to respect the current form and character of the host dwelling and the size, siting and materiality of the proposed alterations would not cause any harm to the openness or rural character of the area.
- 7.1.7 Having regard to the form, scale, siting and proposed materials it is considered that the proposed alterations would complement the host property and would not appear out of character with surrounding development or the Conservation Area, Green Belt or street scene generally.

7.2 Compliance with Policy 7 – Acceptable

- 7.2.1 Policy 7 states that accommodation for Family Members is expected to be unable to be severed from the main dwelling, be in keeping with design and scale of the main dwellinghouse and maintain access through the original dwellinghouse.
- 7.2.2 Given the nature of the garage being attached to the main house it is unlikely that the annexe could be severed, it would also only benefit from a small kitchenette and would therefore rely on the main kitchen from the main

dwelling. A further condition could be added to require that the additional accommodation shall be used only by members of the household occupying the main dwelling and shall not be severed to form a separate self-contained unit.

7.2.3 Given that the accommodation would be sited within an existing structure that is proposed to be converted using matching materials, together with the addition of infilling the existing covered porch it is considered that the development would be in keeping with the design and scale of the main house.

7.2.4 Furthermore, access to the accommodation is maintained via a door through the existing TV room, it is considered therefore that the proposal complies with Policy 7 of the Bromley Local Plan.

7.3 Residential Amenity – Acceptable

7.3.1 The changes to the garage are minor in their nature in that they include inserting windows into the front elevation of the garage where there are currently doors and the infilling of the existing porch area would not extend past the existing rear wall of the garage.

7.3.2 It is considered therefore that given the minor scale of the extensions there would be no significant detrimental impact to adjoining neighbours as a result of the proposed works.

7.3.3 Having regard to the scale, siting and separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

7.4 Highways – Acceptable

7.4.1 The proposal to convert the garage would remove 2 parking spaces however there is space within the curtilage of the site and as such it is considered that there would be no concerns in regards to highway and pedestrian safety.

8 CONCLUSION

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would not result in a significant impact on the character and appearance of the surrounding area, would preserve the character and appearance of the Conservation Area and not harm the amenities of neighbouring residential properties. The development would not result in a harmful impact to the openness or visual amenities of the Green Belt.

8.2 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. Matching Materials**
- 4. Annexe/Outbuilding Restriction**

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