

Committee Date	22.04.2021	
Address	1 Oldfield Close Bickley Bromley BR1 2LL	
Application Number	20/04321/FULL6	Officer - Louisa Bruce
Ward	Bickley	
Proposal	Alterations to planning application reference: 19/03722/FULL6 to include obscure glazed windows to the first floor flank elevation, alterations to rear doors on rear facade, alterations to brick detailing and render. Addition of front porch and single storey rear extension. Velux Windows at roof level	
Applicant	Agent	
Mr Loughman	Mr Sanjay Kanadia	
1 Oldfield Close Bickley Bromley BR1 2LL	Spillways Ltd 260 Sherwood Park Avenue Sidcup DA15 9JN	

Reason for referral to committee	Previous application went to PSC	Councillor call in No
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RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area</p> <p>London City Airport Safeguarding</p> <p>Smoke Control SCA 12</p>

Representation summary	Neighbours were notified of the development on 19 th January 2021.	
Total number of responses	3	
Number in support	0	
Number of objections	3	

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 development would not adversely affect the amenities of neighbouring residential properties.

2. LOCATION

- 2.1 The site is located on the north-eastern side of Oldfield Close, Bromley. Oldfield Close is a cul-de-sac built in 1959 with seven individually designed detached properties. No.1 has an existing dropped kerb for off road car parking. The site is not in an Area of Special Residential Character or Conservation Area.

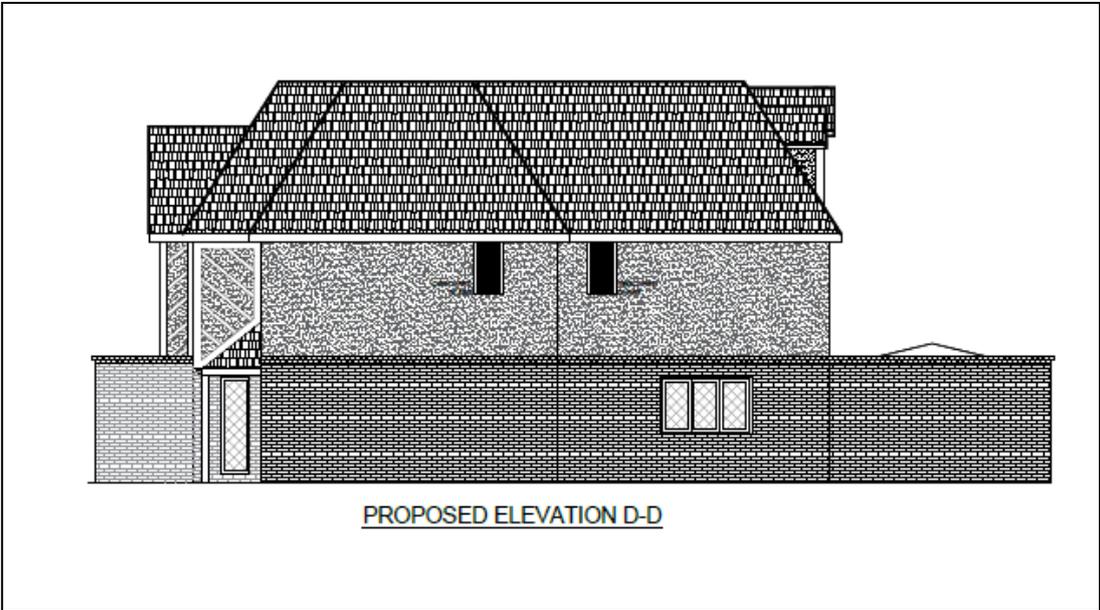
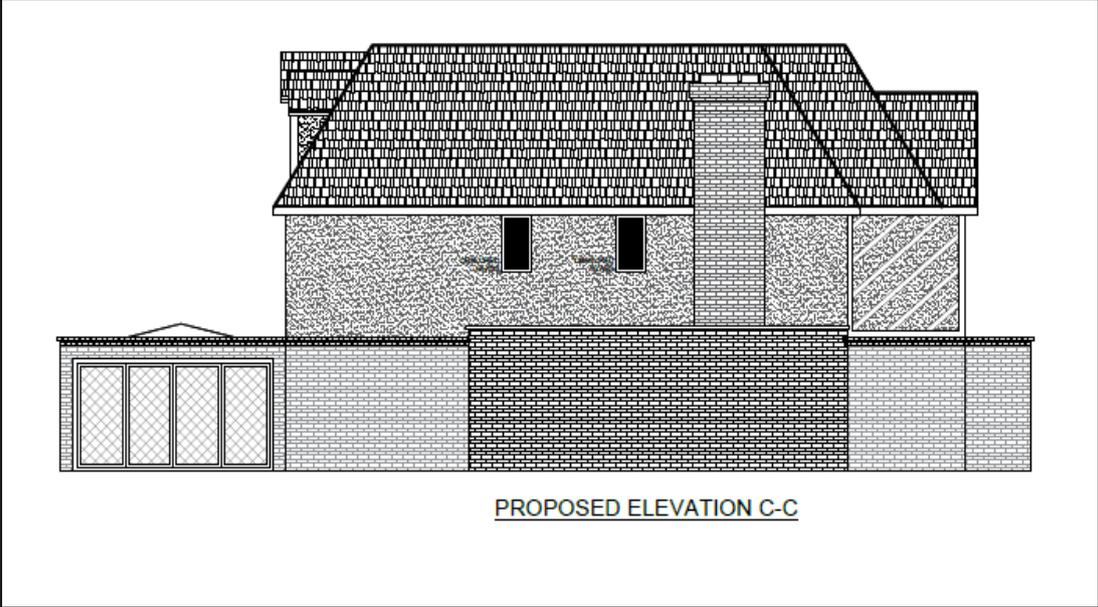


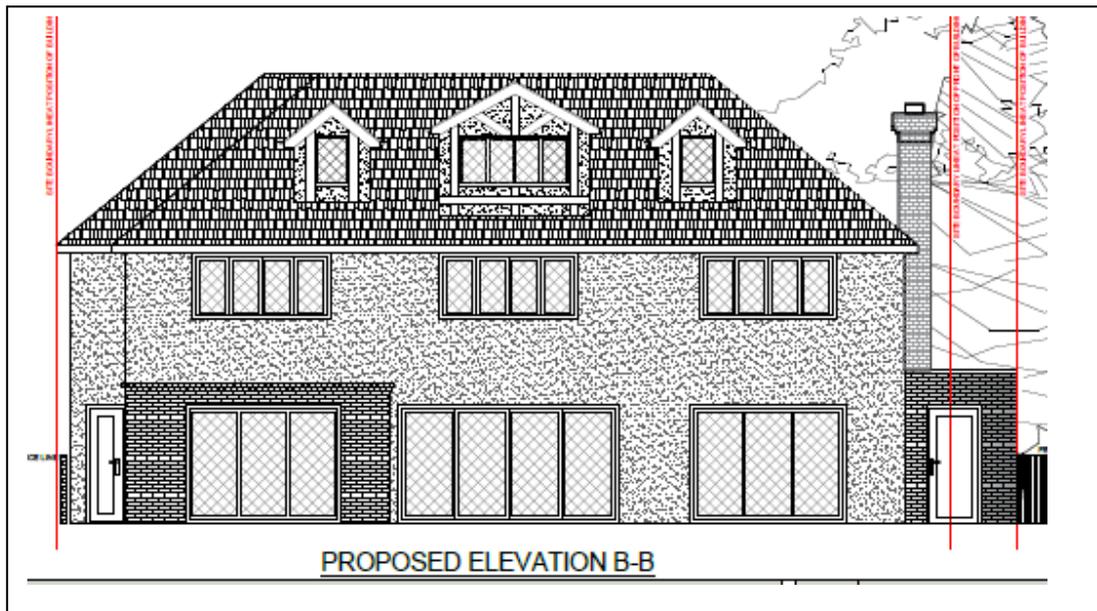


3. PROPOSAL

- 3.1 Planning permission is sought to make alterations to approved Application Ref: 19/03722/FULL6 to include obscure glazed windows to the first floor flank elevations, alterations to rear doors on rear facade, alterations to brick detailing and render. Addition of front porch and single storey rear extension. Velux Windows at roof level.
- 3.2 The building works have commenced on site for works associated with the previously approved applications.







4. RELEVANT PLANNING HISTORY

- 4.1 Under planning application ref:- 19/03722/FULL6 planning permission was granted for part demolition and reconfiguration of existing garage to form lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations (Amendment to approved application ref: 19/00263/FULL6 to include three rear dormer windows and increase to ridge height).
- 4.2 Under planning application ref:- 19/00263/FULL1 planning permission was granted for Part demolition and reconfiguration of existing garage to form lounge, alterations to existing lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations.
- 4.3 Under planning application ref:- 17/04236/FULL1 planning permission was refused for 'demolition of existing house and redevelopment of site with 2 x 4 bedroom two storey detached dwellinghouses, dropped kerb for off-street parking and covered bin store. The application was also dismissed on appeal on 25.04.2018.

5. CONSULTATION SUMMARY

A) Statutory

None

B) Local Groups

None

C) Adjoining Occupiers

Nearby owners/occupiers were notified of the application and several letters of representation were received, which can be summarised as follows:-

- The proposed porch projects beyond the accepted street building line
- The proposed front porch and rear room further increases the built area and constitutes overdevelopment
- The first floor window overlooks my property with direct views into my bedrooms
- How will the Council enforce the obscure glass
- The constructed chimney is higher than shown
- The roof access hatch protrudes above the roof line
- The increase in roof height would have been known when the trusses were designed.
- Building works have started but the application forms states "works not started".
- The planning application is in many ways retrospective to work that has largely been carried out or almost complete.
- This planning application is in many ways retrospective to work which largely been undertaken or almost complete.
- Why has the developer been consistently allowed to have "creep" beyond the approved plans and obtained retrospective approval?
- I refer you to drawing DR203, Nov. 2020, which indicates the roof design, and forms the application for the current approval. The "proposed" new roof plan ref: DR203 addresses some new additions and includes retrospective approvals.
- The proposed plan DR203 does not reflect the Velux windows that are on the top, flat section of the roof, two in total, I believe.
- In addition, it does reflect the Velux windows on the North and South sides of the sloped roof, two on side and one on the other side, but see DR251 below.
- The window overlooks the garden and houses on Oldfield Road.
- The plan elevations are wrong relative to the roof and how they will appear if viewed from Oldfield Road gardens.
- The chimney design on all drawings, where it is reflected, is drawn not to exceed the original ridge roof height i.e., 7.1 metres as per the Planning officers report. This would have meant that the existing chimney was 2.1 meters approx. from the final build line. However, the actual chimney, counting the brickwork to obtain a reasonably accurate measurement, and from the old build line is now approx. 3.9 metres. I should note that the developer appears to have added a line of breeze blocks to the original build line thus gaining approximately some 0.2 metres of additional height.
- The developer requested a ridge height increase to 8.1 metres which was an increase of 0.9 metres. However, the ridge height has been enhanced by an

additional build line of approximately 0.2 metres and the addition of Velux roof lights. How does this fit with the planning approval?

- A number of drawings are incorrectly annotated and carried forwards from previously submissions.
- The porch which doesn't look to be a typical storm porch/cover at ground level but potentially an extension to the front of the property over the ground and first floor. This will potentially bring the property nearer to our annex and rear garden.
- Did not receive any notification of the previous applications. Concerned about the variations to the increase in roof height and the rear of the building.

Full copies of all the objections can be viewed on-line.

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 National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

6.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

London Plan Policies

D4 Delivering good design

Bromley Local Plan

6 Residential Extension

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

7. ASSESSMENT

7.1 The main issues to be considered in respect of this proposal are:

- o Resubmission
- o Design
- o Neighbouring amenity

7.2 Resubmission

7.2.1 Under planning application ref:- Under planning application ref:- 19/03722/FULL6 planning permission was granted for part demolition and reconfiguration of existing garage to form lounge to form new garage with pitched roof, first floor front and two storey rear extensions, removal of chimneys, new chimney stack to side and elevational alterations (Amendment to approved application ref: 19/00263/FULL6 to include three rear dormer windows and increase to ridge height).

7.2.2 The current application before the Council seeks to add/change the following to the host property:-

- Four first floor windows to the flank elevations (windows to be obscure glazed)
- Alterations to the rear doors/fenestration
- Alterations to the brick detailing
- Addition of a front porch
- Single storey rear extension
- Three velux windows at roof level

7.3 Design

7.3.1 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.

7.3.2 London Plan and Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.3.3 Policy D4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces

and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

- 7.3.4 Policies 6 & 37 of the Bromley Local Plan and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.
- 7.3.5 Supplementary Planning Guidance indicates the importance of retaining the architectural integrity of the host dwelling, with extensions being required to respect the buildings composition, especially the roof and rhythm of form.
- 7.3.6 The cul-de-sac was built in the 1950/60's and comprises predominantly two storey properties of varying designs. Whilst no one design of house dominates the road No.4 is an anomaly being a bungalow all the properties are defined by their width.
- 7.3.7 As set out above works have commenced on site and the velux windows and first floor flank elevation windows have already been installed.
- 7.3.8 The application can be broken down into the following six elements:-

Windows to flank elevations

- 7.3.9 Two windows have been added to the first floor flank elevation (along the boundary with Silver Birches, Alderwood, The Lodge and Margam on Oldfield Rd). The windows match those of the other windows located at the property. The windows serve a bedroom and an en-suite and both are shown to be obscure glazed. A condition can be attached to any grant of planning permission to ensure that there would be no mutual overlooking or loss of privacy between neighbours located on Oldfield Rd. Two additional windows have also been added to the other flank elevation (along the boundary with No.2 Oldfield Close) which will serve a bedroom and ensuite. A planning condition can also be attached to ensure these windows are obscure glazed. The installation of additional windows to the first floor flank elevations is considered acceptable from a design perspective.

Rear doors/fenestration

- 7.3.10 The approved plans show two sets of patio doors in the rear elevation and a window. The current application before the Council seeks to change the window to provide a further patio door. The shell of all the rear patio door openings has already been implemented. This small change from a window to a door is considered to be an acceptable change.
- 7.3.11 A window has also been installed in the ground floor flank elevation (closest to the boundary with No.2 Oldfield Close) to provide light into the dining room of

the property. This window is considered to be an acceptable addition and would be considered non-material.

Brick detailing

7.3.12 Changes have been made to the panel detailing to the front of the house and additional brickwork has been added in place of render. The changes to the brickwork detailing and render are considered to be acceptable and in keeping with the style of the host property and that of surrounding properties in Oldfield Close.

Front porch

7.3.13 The proposed front porch will measure 2m in depth, by 4.9m in width and 2.5m in height. In terms of design the porch would have an acceptable scale and mass when considered in respect of the whole host property and whilst it would project 2m forward of the front building line of the property the proposed dimensions are considered modest and would not add excessive bulk to the front of the property. Furthermore, the proposed front porch extension would appear in keeping with another front porches located in Oldfield Close.

7.3.14 With regards to the materials, the porch would be clad with brickwork to match the existing dwelling along with glass panelling. The proposed front porch would complement the host property and would not appear out of character with the surrounding development or area generally.

Single storey rear extension

7.3.15 A single storey rear extension is proposed which measures 4.5m in depth, 4.7m in width and 2.5m in height with a flat roof a roof lantern. The additional bulk, scale and mass that will be added to the rear of the property is considered to be subservient and not disproportionate to the development or in relation to the size of the garden.

Velux windows

7.3.16 Two velux windows have been added to the rooflope of the flank elevation along the boundary with properties in Oldfield Road and one to the boundary with No.2 Oldfield Close. The velux windows are modest in size and do not clutter the roof slope.

7.3.17 The cumulative changes to the property are considered to be acceptable and the design, dimensions and choice of materials are considered to be in keeping with the design and appearance of the host property and wider character of the area.

7.3.18 The materials used for the external surfaces of the extension would match the host dwelling. The proposal is considered to comply with policies 6 & 37.

7.4 Neighbouring amenity

- 7.4.1 Policy 37 of the 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.
- 7.4.2 The impact of the additional changes to the property will be to No.2 Oldfield Close, Silver Birches, Alderwood, The Lodge and Margam (Oldfield Road).
- 7.4.3 The changes to the ground floor of the property from the front porch, ground floor flank window, rear patio door and single storey rear extension are all considered to be modest changes to the property and would not lead to any impact to neighbouring amenity in particular any overlooking or loss of privacy. The proposed depth (4.5m) and height (2.5m) of the rear extension would be subservient to the main dwelling and would not result in an overdevelopment of the site. The proposed materials would match those of the host property which is considered complementary and compatible with the application site and developments in the surrounding area and in general, the proposal would not harm the character of the area or the streetscene. The rear extension is also separated from the side boundary with No.2 Oldfield Close by approximately 1m to not affect their residential amenity in terms of visual amenity and outlook.
- 7.4.4 The changes to the first floor from the addition of the flank windows to both elevations are not considered to cause overlooking or a loss of privacy as the windows will be obscure glazed and a condition can be attached to ensure this requirement is adhered to. Furthermore the addition of three velux windows is not considered to have a harmful impact on the amenity of surrounding neighbours and are akin to those allowed under permitted development.
- 7.4.5 No.1 Oldfield Close is sited approximately 10-15m away from the neighbours on Oldfield Road and mature vegetation exists in the rear gardens of these properties which offers a degree of screening and privacy between neighbours. Given the distance between the properties on Oldfield Road the single storey rear extension coupled with its modest depth, width and height is not considered to affect their residential amenity. Furthermore the impact to No.2 Oldfield Close is considered to be minimal given that the garage roof to No.2 stretches to approximately rear building line of the proposed rear extension.
- 7.4.6 Objections have been raised about the height of the chimney and the overall height of the property. The site has been visited by a member of the Planning Investigation team who has advised the agent to submit a minor

material amendment application to regularise the increase height of the chimney. The Planning Investigation Officer also measured the overall height of the property and found this to be in accordance with the height of the approved plans.

7.4.7 Having regard to the scale, siting, separation distance and existing built development at the application site it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise. In view of the obscure glazing of the first floor flank windows and the velux windows being commonplace of many urban properties the proposed additions to the property are considered to be acceptable.

7.5 CIL

7.5.1 The Mayor of London's CIL is a material consideration. CIL is not payable on this application.

7.6 Conclusion

7.6.1 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.

7.6.2 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: PERMISSION

SUMMARY OF CONDITIONS AND INFORMATIVES

Standard conditions

1. Standard time limit of 3 years
2. Materials in accordance with the plans
3. Standard compliance with approved plans
4. Flank windows (obscure glazed)
5. Details of roof lantern to be approved