

Committee Date	10/06/21	
Address	3 Monarch Close West Wickham BR4 9DQ	
Application Number	21/00844/FULL6	Officer - Amy Jenner
Ward	Hayes And Coney Hall	
Proposal	First floor rear extension	
Applicant	Agent	
Mr Simon Fawthrop	Mrs Allison Franks	
3 Monarch Close West Wickham BR4 9DQ	Chestnut Green Cottage Racefield Close Shorne Gravesend DA12 3EG Kent	
Reason for referral to committee	Applicant is a Councillor	Councillor call in No

RECOMMENDATION	REFUSE PLANNING PERMISSION
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KEY DESIGNATIONS Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control
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Representation summary	<i>Adjoining neighbours were consulted by letter on 15.03.2021. Letters of support have been submitted by the Applicant on behalf of the neighbour but not part of the consultation process and are not included below.</i>
Total number of responses	1
Number in support	0
Number of objections	1

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would cause unacceptable harm to the amenities of neighbouring residential occupiers

2 LOCATION

2.1 The application site hosts a two storey semi-detached dwellinghouse on the southern side of Monarch Close, West Wickham. The property is not listed and does not lie within an area of special designation.

The area is predominantly residential in nature. The surrounding properties comprise predominantly detached dwellings.

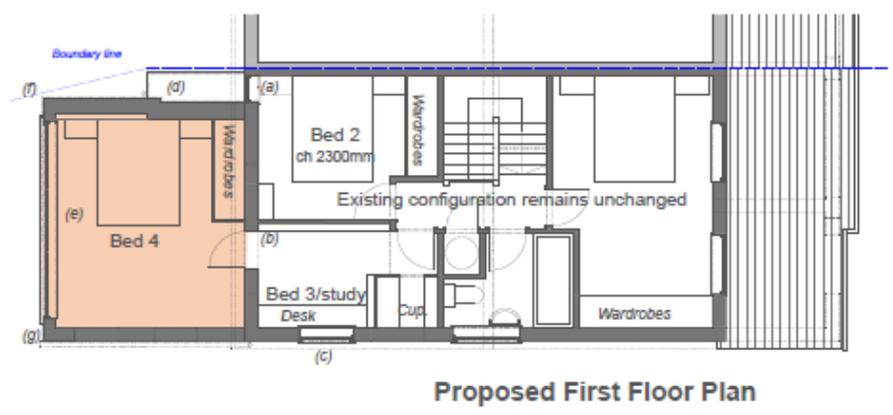
2.2 Site location plan:



3 PROPOSAL

3.1 Planning permission is sought for the construction of a first floor extension to the rear of the property. The proposed extension would be constructed above an existing single storey rear extension. The proposed extension would have an approximate depth of 3.7m and result an approximate overall height of 6.4m to the top of the pitched roof when scaled from the electronic plans provided. The proposed extension would be set in from the boundary with No.2 by approximately 0.6m and would provide an additional bedroom. The existing first floor rear window serving Bedroom 2 would be reduced in size, and an additional first floor flank window to serve Bedroom 3/study proposed.

3.2 Existing/proposed floorplans:



Proposed First Floor Plan

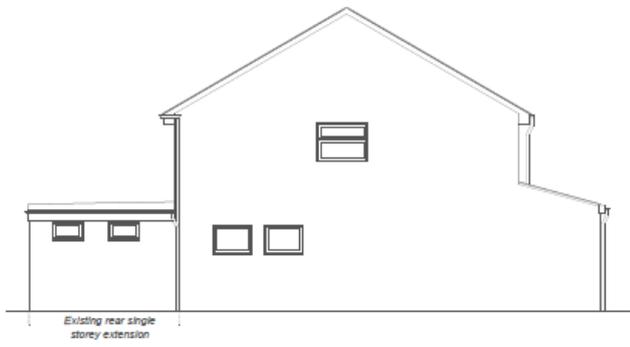


Existing First Floor Plan

3.3 Existing elevations:



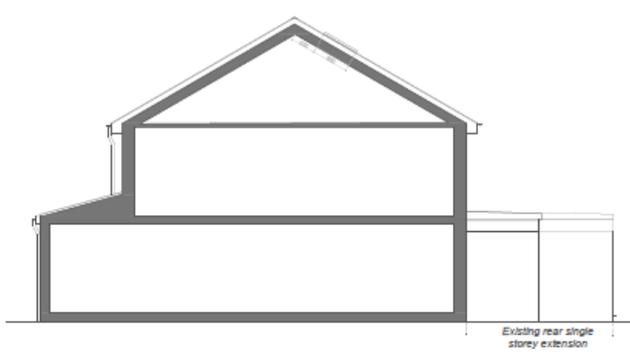
Existing South Facing Elevation



Existing East Facing Elevation

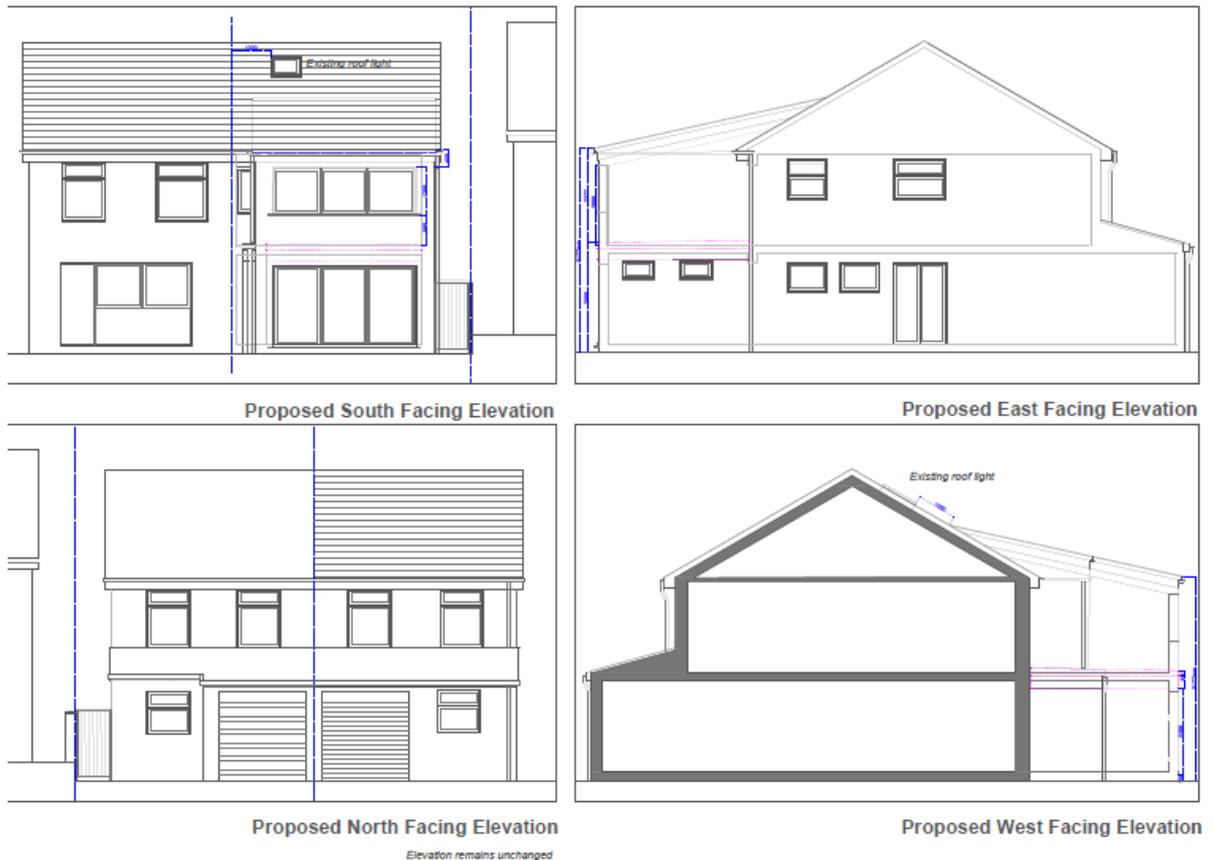


Existing North Facing Elevation



Existing West Facing Elevation

3.4 Proposed elevations:



3.5 The application includes a covering letter from the Applicant and a letter of support submitted on behalf of the neighbour at No.4 the time of submitting the application. A further letter of support was submitted by the Applicant from the same neighbour dated 08.05.21.

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

4.2 Under ref: 89/01018/FUL – planning permission was granted for a single storey front extension

4.3 Council records show the existing ground floor extension was approved in 1979.

5 CONSULTATION SUMMARY

A) Statutory

None

B) Local Groups

RSPB – Bromley Local Group

“If Bromley Council intends to grant permission for the above planning application, we would ask that the installation of at least one integral swift nest brick be suggested to the householder as a way of enhancing local biodiversity.”

C) Adjoining Occupiers

Objections:

Loss of light (addressed in paragraph 7.2.2)

- The side access to my property measures just 33” to the boundary fence of 3 Monarch Close (at the rear).
- This side access, which is also where front door is situated, is already dark and damp, and the addition of a first floor extension at the rear would only worsen this.
- It would also lead to a significant loss of light to my hallway, downstairs WC, living/dining room and first floor bathroom, the latter of which provides much needed light to landing and staircase.
- This problem could be alleviated to some extent by ‘stepping-in’ the extension on my side.
- This would also soften the appearance from my side access and reduce the ‘tunnel’ effect.

Impact on Privacy (addressed in paragraph 7.2.2)

- It is a rather large addition and will directly overlook my rear patio and garden.
- This is not helped by the proposal to add a very large window that more or less runs the entire width of the extension.
- In addition, I note the proposal to add a window to the existing third bedroom, which faces property.
- No information is given as to the size of this window, and it is not clear if the glass will be clear or obscure.
- In the interests of privacy, it would be preferable that obscure glass be used.

Drainage (addressed in Paragraph 7.2.2)

- Note from the plans that all water drainage is to go into the existing soak away, which is in my rear garden, and which serves all four houses on this side of the road.
- All the houses have been extended over the years and as a result, my garden suffers from continual sinking.
- Apart from looking unsightly from time to time, it has cost a lot of money over the years in relandscaping.

- Therefore, if the proposed plans are approved, would like to insist that a proper soak away be placed in the garden of 3 Monarch Close to avoid this situation reoccurring.

Support (addressed in paragraph 7.2.3)

Letters of support from the adjoining neighbour at No.4 were submitted by the Applicant:

- Plans are similar to what is hoped to be built at No.4 one day
- Fully support application and see no reason why it should not be approved
- Since September 2020, in order to reduce pressure on Greenfield sites, Government's updated permitted development to encourage extensions and increase height of buildings by up to 2 storeys
- Width of extension makes no difference and as plan to live there for a long time not harmed by the proposal
- As stated in initial correspondence, we would at some stage like to mirror current proposal at No.3.
- Even if we did move when extension was built no future owner would be harmed as there would be full knowledge of what was there upon purchase
- Support and respectively ask that plans are approved

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 London Plan (March 2021) and the Bromley Local Plan (2019). 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:-

6.6 National Policy Framework (2019)

6.7 The London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

6.8 Bromley Local Plan (2019)

- 6 Residential Extensions
- 37 General Design of Development

6.9 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

Mayor's Housing Supplementary Planning Guidance (March 2016)

7 ASSESSMENT

7.1 Design, Scale and Layout – Acceptable

7.1.1 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.

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

7.1.3 Policies 6 and 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. These policies are supported by Policies D3 and D4 of the London Plan.

7.1.4 The proposed extension would be sited to the rear of the application property and would have a pitched roof set down below the main roof ridge. Materials are proposed to match those of the existing dwelling and on balance the design is considered to be acceptable in context with the host dwelling and adjoining neighbouring houses.

7.1.5 Having regard to the above, the proposed extension would not result in a detrimental impact to the appearance of the host property and would not appear out of character with surrounding development or the area generally.

7.2 Residential Amenity – Unacceptable

- 7.2.1 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.
- 7.2.2 As summarised within Section 5 of this report, concerns have been raised by the adjacent neighbour at No.2 regarding loss of light, impact on privacy and impact on existing drainage. From visiting the site, it is noted that this neighbour is set further back into the site, and at a slightly higher ground level, which would assist in reducing potential impact upon the rear windows of this property. Any further potential for overlooking compared to the existing first floor windows is not considered significant enough to warrant the refusal of permission on this basis alone, and concerns regarding the proposed additional first floor flank window could be controlled by way of condition restricting this window to be obscure glazed and non-opening below 1.7m from finished floor level. In terms of drainage, a condition could also be added to ensure that details are acceptable.
- 7.2.3 It is noted that 2 separate letters of support have been submitted by the Applicant on behalf of the adjoining semi-detached property at No.4 which are summarised within Section 5 of this report. Whilst it is acknowledged that the current owner/occupier does not raise objections to the scheme, consideration must be given to both current and future occupiers of this property. The neighbour at No.4 has also stated that they intend to undertake similar works in the future, but no application has been submitted at the site and there is no way to ensure that future works are carried out at the property. On this basis the application must be assessed as submitted and consideration given to the residential impact on the current situation.
- 7.2.4 The existing single storey rear extension has been constructed up to the shared boundary at ground floor, with the proposed first floor rear element to be sited approximately 0.6m from the boundary shared with No. 4 Monarch Close (at the point closest to the rear elevation). The proposed first floor extension would be sited in close proximity to an existing first floor rear window within this adjoining dwelling. This window currently benefits from unobscured light and outlook given that neither property has been extended at first floor level. Whilst it is noted that the roof has been designed with a pitched roof set lower than the main roof ridge, the presence of a 3.7m deep wall in such close proximity to this existing window would impact significantly upon the adjoining property. It is considered that the proposed depth of the first floor extension and close proximity to the boundary is likely to result in a loss of light and harmful visual impact to the adjoining property, and is likely to appear overbearing from both the ground and first floor rear facing windows in the adjoining property at No. 4.

7.2.5 Having regard to the above, it is considered that the proposed first floor rear extension would result in a significant loss of amenity to neighbouring resident at No.4 Monarch Close.

8 CONCLUSION

8.1 Having had regard to the above it is considered that the development in the manner proposed is unacceptable, in that the proposed first floor extension would result in a significant loss of amenity to local residents. The application would therefore be contrary to Policy 37 of the Bromley Local Plan.

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 Refused

Reason:

The proposed first floor rear extension, by reason of its excessive rearward projection and close proximity to the shared boundary would result in a significant loss of light, outlook and prospect to the occupiers of the adjoining semi-detached dwelling at No. 4 Monarch Close, thereby to Policy 37 of the Bromley Local Plan.