

<b>Committee Date</b>	08/07/21	
<b>Address</b>	23 Oakfield Lane Keston BR2 6BY	
<b>Application Number</b>	21/01327/FULL6	<b>Officer</b> - Catherine Lockton
<b>Ward</b>	Bromley Common and Keston	
<b>Proposal</b>	Two storey front, two storey side and first floor extension with enlargement and alterations of roof to create a two storey dwelling, single storey rear extension, and elevational alterations	
<b>Applicant</b> Mr Tony Welch	<b>Agent</b> Mr Neil Bartlett Arcadd	
23 Oakfield Lane Keston BR2 6BY	25 Lower Camden Chislehurst BR7 5HY	
<b>Reason for referral to committee</b>	Called-in by ward Councillor	<b>Councillor call in</b>  Yes

<b>RECOMMENDATION</b>	PERMISSION BE REFUSED
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<b>KEY DESIGNATIONS</b>  Biggin Hill Safeguarding Area London City Airport Safeguarding Ordinary Watercourses River Centre Line Smoke Control SCA 22
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<b>Representation summary</b>	<i>Adjoining neighbours and those that has provided representations on the previous application at the site (ref: 20/00489/FULL6) were consulted by letter on 04.05.2021.</i>	
Total number of responses	2	
Number in support	0	
Number of objections	2	

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

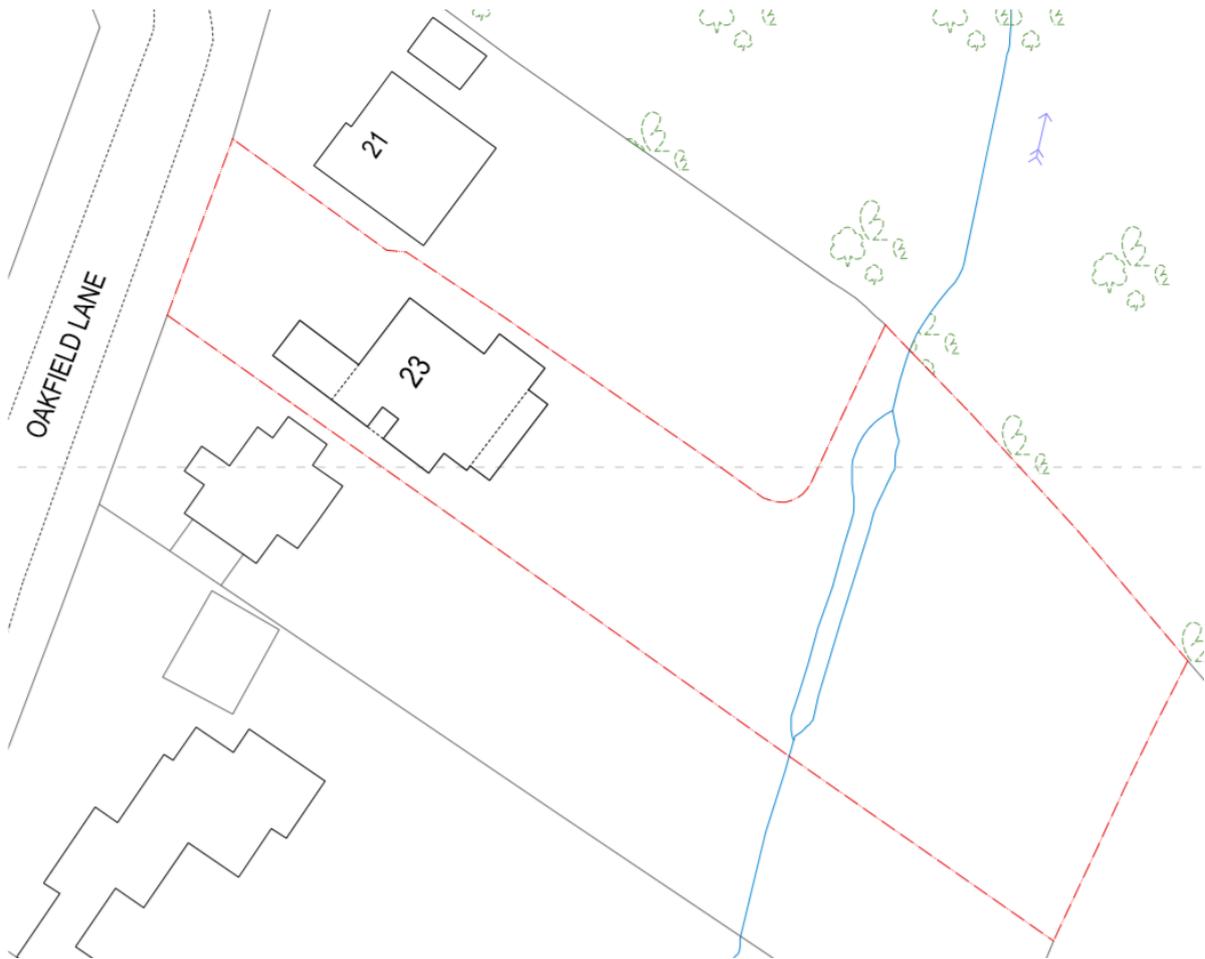
- The development would result in a cramped form of development which would fail to respect the existing relationship between the application dwelling and its neighbour at No. 21 resulting in detrimental harm to the visual amenities of the streetscene with which it lies.
- The development would result in a significant loss of amenity to both neighbouring properties at No.'s 21 and 25 Oakfield Lane.
- The development would therefore be contrary to Policies 6, 8 and 37 of the Bromley Local Plan.

## 2 LOCATION

- 2.1 The application site hosts a modest detached chalet bungalow located on the eastern side of Oakfield Lane, Keston. The existing dwelling includes two storey prominent front and rear gables, but with the eaves heights to the side sloping to single storey height. As such, the existing dwelling is part single and part two storey. The first floor of the dwelling provides only two bedrooms and a bathroom served by windows in the front and rear gable ends and a small pitched roof dormer within the south-western side. The dwelling also includes a small side gable feature to the north-eastern side and a pitched roof attached garage which extends forward of the main dwelling.



2.2 The application property is set back from the highway and includes a large open front garden with front driveway with no front boundary treatment. At the rear the rear garden is generous in size and widens to the rear to wrap around the rear boundary of the neighbouring dwelling at No. 21. A river runs through the garden at the rear. A number of mature trees are located within rear garden area as well as within the gardens of the neighbouring properties and within Padmall Wood which borders the application site at the rear and is designated as Green Belt land. Part of the woodland to the rear is also covered by an Area Tree Protection Order.



2.3 Oakfield Lane is a residential cul-de-sac with mature trees and nearby woodland providing a verdant setting. The majority of properties in Oakfield Lane are relatively large two storey detached dwellings of varied design, age and appearance.

2.4 The first three properties within Oakfield Lane at the entrance to the road from Commonside are located within the Keston Village Conservation Area. However, the remainder of the road (which includes the application site) is not located within any area of special designation and the property is not listed.

### 3 PROPOSAL

- 3.1 Planning permission is sought for a two storey front, two storey side and first floor extension with enlargement and alterations of roof to create a two storey dwelling, single storey rear extension, and elevational alterations.
- 3.2 The proposed extensions and alterations would result in a complete remodelling of the existing dwelling with a revised internal layout at both ground and first floor. The first floor of the dwelling would be completely altered from two bedrooms and bathroom within the roofspace to a full first floor addition with five bedrooms (two with en-suite shower rooms) and a bathroom.
- 3.3 The front extension would extend above the existing single storey garage to align with its front wall and would extend 6.5m in width towards the northern side so that the northern flank wall of the extension would be sited 1.8m from the northern side boundary. The front extension would have an asymmetrical design with the southern side having a full two storey flank wall with pitched roof and front gable and the northern side having a front gable with side cat slide roof sloping down to single storey eaves level. The height of the roof would be 8.3m (1.3m higher than the maximum height of the existing dwelling).
- 3.4 The rear extension would extend a total of 4m in depth at ground floor to align with the rear wall of the existing smaller single storey rear extension. This single storey rear element would have a flat roof 3.2m in height. The dwelling would also extend further to the rear at first floor as part of the enlargement of the first floor and roof.
- 3.5 The proposed development would result in an extension to the northern side of a further 1.8m in width for a length of 13.3m at ground floor and 11.5m at first floor to align with the rear wall of the proposed rear extension. This part of the development would be set back from the front of the proposed front extension by 5.7m. A separation of between 1m and 1.6m would be provided from the northern flank wall to the northern side boundary. This extension to the northern side would incorporate a fully hipped roof element to the front section and a pitched roof with gable end to the rear.
- 3.6 The existing ground floor southern flank wall would be extended in height to form a full two storey flank wall. In total the length of this southern flank wall would be 19m at ground floor and 16.1m at first floor to incorporate the proposed front and rear extensions. This extension to the southern side would also incorporate a small hipped roof element with pitched sections to the front and rear with front and rear gables.
- 3.7 The extensions and existing dwelling are proposed to be finished with red brick at ground floor to match the existing dwelling, with white render to the first floor. The roofs would be clad in Sandtoft Humber Plain Clay Roof Tile & Half – Flanders. The windows and doors are proposed to have slate grey frames.
- 3.8 There is no change to the existing car parking on site.

## 4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref: 19/03357/FULL6, planning permission was refused for a ground floor rear and side extension and first floor extension to create two storey dwelling, loft conversion incorporating front and side dormers and a rear dormer with Juliet balcony, rooflights to front elevation for the following reasons;

"1 The proposed extensions and alterations, by reason of their size, scale, bulk and design would substantially alter the scale and form of the host dwelling and would result in a bulky, incongruous and overly dominant form of development particularly at roof level which would fail to respect the character and appearance of the existing dwelling and would be out of character with surrounding development, detrimental to the visual amenities of the streetscene and significantly harmful to the residential amenities of the neighbouring properties. The proposal would thereby be contrary to Policies 7.4 and 7.6 of the London Plan and Policies 6 and 37 of the Bromley Local Plan."



PROPOSED FRONT ELEVATION AND PROPOSED ROOF PLAN

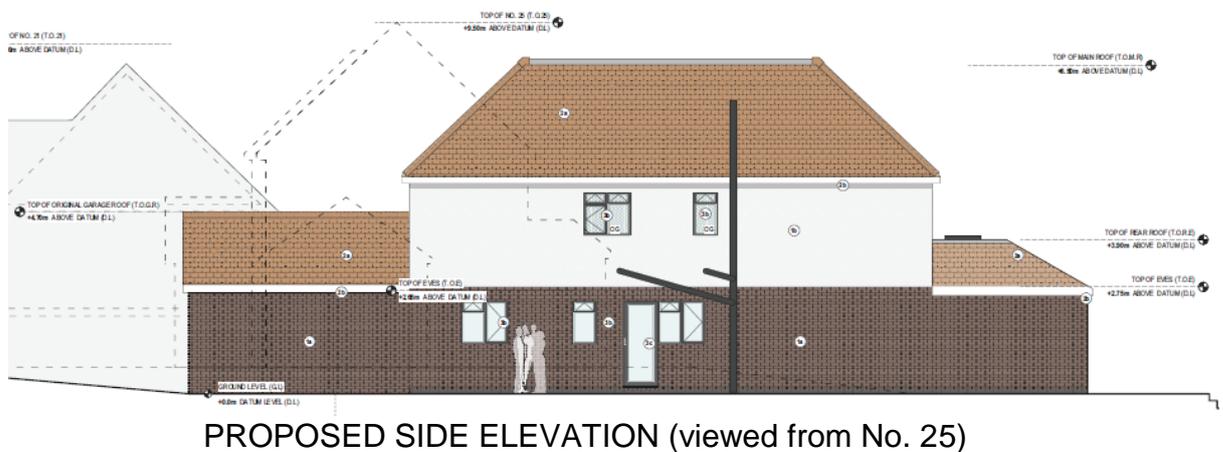
- 4.3 Under ref: 20/00489/FULL6, planning permission was refused for a single storey front/side porch extension, single storey side infill extension, part one/two storey side/rear extension and first floor extension to create two storey dwelling, and elevational alterations for the following reasons;

"1. The proposed extensions and alterations, by reason of their size, scale, bulk and unsympathetic design would substantially alter the scale and form of the host dwelling and would result in a bulky, incongruous and overly dominant form of development which would fail to respect the character and appearance of the existing dwelling and would be out of character with surrounding development, detrimental to the visual amenities of the streetscene and significantly harmful to the residential amenities of the

neighbouring properties. The proposal would thereby be contrary to Policies 7.4 and 7.6 of the London Plan and Policies 6 and 37 of the Bromley Local Plan."



4.4 Application ref: 20/00489/FULL6 was subsequently dismissed at appeal. The Appeal Inspector surmised that the proposed extensions would not have an unacceptably harmful effect on the character and appearance of the host dwelling and street scene. However, the extended dwelling would be a larger and more significant presence when viewed from the garden of No. 21. Furthermore, due to the height, depth and proximity of the extended side wall and roof of the extended dwelling adjacent to No. 25, the extended dwelling with bulky roof would appear as overbearing and dominant features, particularly in comparison to the existing effects of the application property, which appears to have been designed to reflect the potential effects of its layout further back on its plot than its neighbours. The Appeal Inspector therefore concluded that the proposal would have an unacceptably harmful effect on the living conditions of the occupiers of Nos 21 and 25 with regard to outlook.





PROPOSED SIDE ELEVATION (viewed from No. 21)

## 5 CONSULTATION SUMMARY

### A) Statutory

Trees – No objection and no conditions recommended on any approval.

### B) Local Groups

No comments received.

### C) Adjoining Occupiers

Impact on the living conditions of neighbouring occupiers (addressed in paragraphs 7.2.5 to 7.2.16)

- The new proposal makes little alteration to the size, scale and bulk and increase the overall size of the proposal with an additional two storey extension at the front, side and back.
- The bulk and size of the extension will have a far greater effect on the living conditions of the occupiers of 21 and 25 than the previous applications.
- The inspectorate comments regarding overbearing and dominant features remains evident within the new proposal, particularly in comparison to the existing effects of 23 Oakfield Lane, which appears to have been designed to reflect the potential effects of its layout further back on its plot than its neighbours.
- Any proposal that increases the height and pitch of the roof will be harmful to the neighbouring properties.
- The front extension has been brought forward of the principal elevation by 5.6m and will restrict natural light to windows at 21 Oakfield Lane.
- The front extension and side extension will result in the loss of amenity to No. 21 due to overlooking and overshadowing.

- The two storey building with increased roof height will overlook and overshadow No. 21 with a great loss of privacy and light.
- The new planning application has altered the style of roof but the wall and roof that have a combined height of 8.2m will still result in an unrelieved extent of two storey wall and substantial roof slope extending well beyond No. 25's rear building line to run alongside the shared garden boundary. The extent of the flank wall has also now increased and would run approximately 18m from beginning to end causing overshadowing to No.25.
- The view from the kitchen at No. 25 will be totally blocked and the design will be visually overbearing and have a negative impact on the character and amenity of this property.
- The two upper floor windows on the side of No. 25 have not been shown and these windows would be entirely blocked by the new extension resulting in a significant loss of daylight and sunlight and totally blocking the view from these rooms.
- It is understood from the appeal decision that for any future planning application that the roof should not exceed the height of the existing roof and the pitch of the roof should not be altered.
- Despite the alterations to the roof the Inspectorate's comment regarding the flank wall is still relevant.
- The need for owners to modernise their property is respected but major alterations must take into consideration the harmful effect on neighbour's enjoyment of their property and garden.
- The proposed development will have a negative impact on the amenity of No. 25 through overlooking, overshadowing, loss of light, loss of daylight and loss of privacy.

#### Right of Light (addressed in paragraphs 7.2.2)

- The 1920s cottage at 21 Oakfield Lane has received almost a hundred years of uninterrupted and unobstructed daylight and as such has the right of light. The new development will result in a loss of light which will greatly affect the enjoyment of the home and garden of the occupiers of 21.
- Right to Light of No. 25 which has existed for over twenty years will be reduced

#### Design and size (addressed in paragraphs 7.1.1 to 7.1.18)

- The new proposal fails provide a design that respects the scale and form of the host dwelling.
- The roof extension is considerably higher than the highest part of the existing roof and is higher at the eaves than the existing eaves.
- The roof pitch does not match the pitch of the existing house. The design of 23 Oakfield Lane and its roof pitch had a strong bearing on the original planning proposal that initially attempted to build the house much further forward.
- The position of No. 23 nestled between two 1920 cottages had a strong bearing on the original 1950s planning and cannot be neglected when considering any future improvements.

- Permitted development should not be used as an argument for allowing the demolition and rebuild as the new house is significantly more obtrusive than the existing chalet bungalow.
- The new building is not comparable with the existing building being significantly larger in size, height and bulk.

#### Drawing errors (addressed in paragraph 7.2.4)

- The drawing shows 21 Oakfield Lane to be approximately 8.3m above the datum line which is incorrect as the height from ground to roof top of 21 is 7.3m. The ground level at No. 21 is 50 cm below the datum line and the height above the datum line is 6.8m so the new extension will overshadow 21 by 1.5m.

#### Existing property would need to be demolished (addressed in paragraphs 7.2.3)

- The description is incorrect as the proposal is for the demolition and rebuild of a larger property in a new position on the existing plot as the new position of the property with an increase in size and height make it impossible to build without the demolition of the existing chalet bungalow.
- There is no information to show whether an application for the proposed demolition has been made to determine if approval is required to give Bromley Planning Authority the opportunity to regulate the details of the demolition in order to minimise the impact of the activity to neighbours.
- it is doubtful that the existing foundations would be able support the new two storey building and the growth of trees around the property since its original construction will probably mean the foundations need to be significantly deeper.
- No structural report is included covering ground condition or any detail of the type or depth of existing foundations.

## **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
- G7 Trees and woodlands

**6.8 Bromley Local Plan (2019)**

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 73 Development and Trees
- 77 Landscape Quality and Character

**6.9 Bromley Supplementary Guidance**

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

**7 ASSESSMENT**

**7.1 Design, Scale and Layout – Unacceptable**

- 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.
- 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 Policy D3 of the London Plan relates to 'Optimising site capacity through the design-led approach' and states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Form and layout should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape. The quality and character shall respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 7.1.4 Policy D4 of the London Plan outlines the various methods of scrutiny that assessments of design should be based on depending on the level/amount of the development proposed for a site.

- 7.1.5 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.
- 7.1.6 Policy 8 of the Bromley Local Plan also relates specifically to Side Space and states that for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the building; or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.
- 7.1.7 Supplementary Planning Guidance No. 2 (Residential Design Guidance) states "local context is of particular importance when adding new buildings to established areas. Building lines, spaces between buildings, means of enclosure and the use and location of garden or amenity space should all respect the character of the locality".
- 7.1.8 The application dwelling sits on land which was previously part of No.21. The two dwellings either side of the application dwelling, No.'s 21 and 25 are of early 1900's construction, with the application dwelling being a later addition.
- 7.1.9 The application dwelling is set well back from the highway and on lower ground than its immediate neighbours. With its two storey front and rear gables of limited scale and single storey elements to the front and sides, it is a smaller dwelling and less prominent in the street scene than the surrounding properties. Nevertheless, the existing property sits comfortably within its surroundings.
- 7.1.10 The proposed extensions and alterations would significantly change the character and appearance of the host dwelling by replacing the first floor (which currently sits within the roof space) with a full two storey extension. The eaves and ridge height of the dwelling would be raised, and the overall roof form altered.
- 7.1.11 The development would also involve a two storey addition to the front, a two storey addition to the northern side, and part one/two storey and first floor additions to the southern side and rear.
- 7.1.12 The application site has been the subject of two previous applications both of which were refused (19/03357/FULL6 and ref: 20/00489/FULL6). The latter of which was also dismissed at appeal. Whilst Bromley as the Local Planning Authority (LPA) refused both previous applications on the basis of both the impact on the character and appearance of the host dwelling and area within which it lies as well as the impact on neighbouring amenities, the Appeal Inspector in determining the 2020 application concluded that altering the dwelling to a similar size and overall appearance to the majority of the surrounding area would not be materially harmful. However, the application was dismissed at Appeal due to the unacceptable harm that would occur to the amenities of No.'s 21 and 25.

7.1.13 In terms of its maximum height the proposed roof extension would be approximately 0.2m less than that of previous applications ref: 19/03357 and 20/00489. However, the roof design has been altered from a hipped crown roof to a pitched roof with front and rear gable ends and hipped elements to the sides, particularly to the northern side. A two storey front extension has also been introduced with a side cat slide roof feature. The dwelling would also extend further at two storeys to the northern side than that of the previous applications. To the rear, this current application would not extend as far as these previous applications; 4m less at ground floor and between around 1.8m and 2.9m less at first floor.

7.1.14 The Appeal Inspector in the assessment of application ref: 20/00489 noted that the resultant dwelling proposed under this previous application would be similar in size and overall appearance as many other properties within the surrounding area. In addition, whilst the height of the dwelling would increase, the fact that the dwelling stands on lower ground would help mitigate the effects of the additional bulk and larger roof profile in terms of its appearance within the streetscene.

7.1.15 The size of the dwelling now proposed under this current application would have a lesser length and width at ground floor, but would be around 2.7m greater in length and 1.5m greater in width than this previous application, mostly as a result of the 5.7m deep forward extension proposed as part of this current proposal.

7.1.16 The front extension would result in the application dwelling projecting further forward of its neighbour to the south (No.25) by around 2.2m but would still sit behind the front of the neighbour to the north (No. 21). Whilst this forward projection may be acceptable in isolation in terms of its impact on the character and appearance of the streetscene, the proposed development by way of the two storey extension to the northern side would also result in a reduction in side space to the northern side boundary shared with No. 21.



## EXISTING FRONT ELEVATION

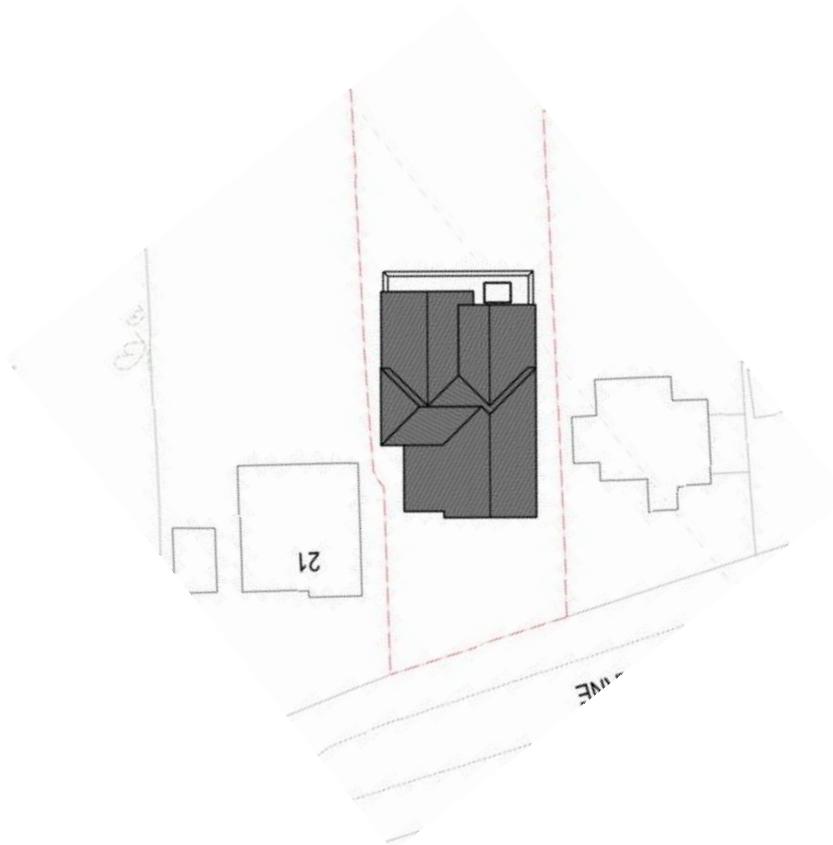


## PROPOSED FRONT ELEVATION

7.1.17 Given the layout of the existing dwellings, with the main front elevation of the application dwelling sitting behind the rear of No. 21, the space between the application dwelling and this neighbouring dwelling appears very open with views of the nearby woodland visible from Oakfield Lane between the properties. The cumulative impact of this reduction in side space as a result of the proposed two storey side extension and two storey front extension, along with the increase in the height of the dwelling, would significantly alter this existing relationship to such a degree as appear cramped and harmful to the visual amenities of the streetscene.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

7.1.18 Having regard to the above, it is considered that the proposed extensions to the front and northern side of the dwelling would lead to a cramped form of development which would fail to respect the existing relationship between the application dwelling and its neighbour at No. 21 resulting in detrimental harm to the visual amenities of the streetscene with which it lies. In this regard, the application would be contrary to the aims and objectives of Policies 6, 8 and 37 of the Bromley Local Plan.

## 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 both neighbouring properties; No. 21 to the north and No. 25 to the south. These includes issues surrounding Right to Light, which is a private legal matter, separate from the assessment of any loss of light that may occur from a proposed development.

7.2.3 Concerns have also been raised with regards to the extent of the works proposed and whether the proposal is actually for demolition of the existing dwelling and rebuild. However, the applicant has applied for a householder

application for extensions to the existing dwelling. It is not for the planning process to determine whether the proposed extensions can be constructed with the existing foundations as this would be dealt with through Building Regulations and if the existing dwelling did need to be demolished to facilitate the proposal then a separate planning application for this demolition and rebuild would be required.

- 7.2.4 Comments received in relation to an inaccuracy on the drawings with regards to the height of the neighbouring dwelling at No. 21 are noted.
- 7.2.5 The concerns raised by both neighbours regarding overlooking, overshadowing, loss of light, loss of daylight and loss of privacy and whether the proposed development overcomes the previous reasons for refusal, particularly in relation to the 2020 application which was dismissed at appeal on the basis of the harm to the living conditions of both neighbouring dwellings will be considered below.
- 7.2.6 In terms of the Appeal Inspectors comments with regards to the impact of the extension on the living conditions of No. 25, particular concern was raised in respect of the extended flank wall and taller roof which would project well beyond the rear of No. 25, and the extent that this resultant unrelieved two storey flank wall and roof slope would have on the amenities of this neighbouring property. The extended dwelling would be visible from both the rear windows of No. 25 and from within its garden and from these views in would appear as overbearing and dominant, particularly in comparison with the existing effects of the application dwelling, which appears to have been designed to reflect the potential effects of its layout further back on its plot than its neighbours.
- 7.2.7 The development proposed under this current application has reduced the depth of the extensions to the rear so that the first floor would not extend beyond the existing first floor rear wall of the application. However, the proposed extension would still bring the side of the application closer to the boundary shared with No. 25 and would still result in the flank wall extending from single storey with sloped roof to a full two storey wall with increased roof height. Moreover, this extended southern flank wall would still project well beyond the rear of No. 25 for its full height and length due to the rear gable end design.
- 7.2.8 It is noted that the existing dwelling has a rear gable end, but this is centred, has a lower ridge height and slopes down to a single storey eaves level. It is therefore considered that the bulk, height, and rearward projection of the proposed extensions adjacent to the boundary with No. 25 would be materially harmful to the visual amenities of this neighbouring dwelling by way of loss of outlook and prospect.
- 7.2.9 Notwithstanding the above, it is considered that there would not be any undue loss of light or privacy resulting from the proposed development given the orientation of the dwellings and the lack of any clear glazed windows within the flank elevation.

- 7.2.10 In terms of the impact of the front extension on the amenities of No. 25, the forward projection beyond No. 25 would only be around 2.6m, which given the separation between the dwellings, their differing levels and their orientation is not considered to be significantly harmful to the amenities of this neighbouring dwelling.
- 7.2.11 The proposed development, by way of the two storey front and side extension, would bring the application dwelling closer to the boundary shared with No. 21, as well as increasing its height adjacent to this neighbouring dwelling. It is noted that there is concern with regards to the impact of the front extension on this neighbouring dwelling in terms of overlooking and overshadowing, as well as concern with regards to the impact of the increased height and bulk when viewed from the rear.
- 7.2.12 The proposed front extension would bring the front and side of the dwelling noticeably closer to the side of No. 21. This neighbouring dwelling sits much further forward than the application dwelling meaning that the ground floor rear elevation of No. 21 currently sits at a similar line as the existing front elevation of the application dwelling.
- 7.2.13 The front extension would be set away from the boundary and would have a side cat slide roof which would limit its bulk and visual impact when viewed from the side and rear of No. 21. In addition, the front extension would not extend as far forward as the front of No. 21 and as such the existing bay windows at the side of this neighbouring dwelling would still benefit from a good degree of unobstructed light and outlook.
- 7.2.14 The front windows within the proposed front extension would be further forward than the existing front windows, but would be set away from the boundary, with the closest ground floor windows screened by the existing boundary vegetation. However, there would be a first floor window within the proposed side two storey side extension serving a bedroom, which would be sited in very close proximity to the first floor rear windows of No. 21. Accordingly, this relationship is likely to result in a loss of privacy to both the application dwelling and the occupiers of No. 21.
- 7.2.15 In the consideration of the 2020 application, the Appeal Inspector stated that the most direct views from the rear of No.21 would be towards their own rear garden. However, from the garden the bulkier two storey element and raised roof height would be materially more visible. In addition, the Appeal Inspector stated that despite the setback from the boundary provided by the retained single storey gabled element and boundary planting, the extended dwelling would be a larger and more significant presence which would have effect on these neighbouring occupiers' reasonable enjoyment of their garden.
- 7.2.16 In terms of this current application, whilst the proposed extension would not extend to the rear as far as the previous applications at this site, it would extend further to the boundary at two storeys, reducing the separation between the dwellings. This extension would also have a partially hipped roof and a pitched roof with rear gable end. Accordingly, the bulk and height of the dwelling would

be extended and the separation between the dwellings reduced, and there would therefore still be an appreciable impact on these neighbouring occupiers' reasonable enjoyment of their garden.

7.2.17 The proposal would have an unacceptably harmful effect on the living conditions of the occupiers of No.'s 21 and 25 Oakfield Lane, with regard to outlook, prospect and privacy. As such, the proposal conflicts with Policy 37 of the Local Plan in respect of the impact on residential amenity.

### 7.3 Trees – Acceptable

7.3.1 Policy 73 (Development and Trees) states that proposals for new development will be required to take particular account of existing trees on the site and adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.

7.3.2 There are a number of trees located within and close to the site. However, the Council's Tree Officer has advised that there are no significant trees under threat and as such there are no objections to the scheme and no conditions are recommended in the event planning permission is granted.

### 7.4 CIL

7.4.1 The Mayor of London's CIL and Bromley's local CIL are a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

## 8 CONCLUSION

8.1 Having had regard to the above, it is considered that the proposal is unacceptable, in that it would result in a cramped form of development that would impact detrimentally on the visual amenities of the streetscene. The bulk, height and proximity of the proposed development would also result in a significant loss of amenity to both neighbouring residents at No.'s 21 and 25 Oakfield Lane. The application would therefore be contrary Policies 6, 8 and 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**

#### **For the following reasons:**

- 1. The proposed development by reason of its forward projection and reduction in side space to the northern side; rearward projection at first floor and roof level and resultant bulk and height; and proximity to neighbouring dwellings, would result in a cramped form of development, detrimental to the visual amenities of the streetscene, and significantly**

**harmful to the residential amenities of both neighbouring properties (No.'s 21 and 25 Oakfield Lane). The proposal would thereby be contrary to Policies 6, 8 and 37 of the Bromley Local Plan.**