

Committee Date	16/09/21	
Address	73 Wickham Way Beckenham BR3 3AH	
Application Number	21/03141/FULL6	Officer - Catherine Lockton
Ward	Shortlands	
Proposal	Extension of existing garage to the side of the property including new roof profile and front porch roof to provide home office and storage accommodation.	
Applicant Mrs. Julia Radecki	Agent Mr Jim Hutcheson JHArchitecture	
73 Wickham Way Beckenham BR3 3AH	Studio 30 Hideaway Workspace 1 Empire Mews Streatham SW16 2BF	
Reason for referral to committee	Side Space	Councillor call in NO

RECOMMENDATION	PERMISSION BE GRANTED
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<p>KEY DESIGNATIONS</p> <p>Adjacent to Site Interest Nature Conservation Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Area Open Space Deficiency Flood Zones 2 and 3 Smoke Control SCA 9 Smoke Control SCA 22</p>
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Representation summary	<i>Adjoining neighbours were consulted by letter on 29.07.21.</i>	
Total number of responses		0
Number in support		0
Number of objections		0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would respect the scale and form of the host dwelling and character, appearance and visual amenities of the Area of Special Residential Character within which it lies.
- The development would not result in any significant loss of amenity to neighbouring properties.
- The development would not result in any adverse harm to trees within or nearby the site.
- The development would not result in any harmful impact to levels of on-street parking within the area.
- The development would be constructed to minimise any increased risk of flooding.
- The development would therefore accord with the aims and objectives of Policies 6, 8, 30, 37, 44, 73 and 115 of the Bromley Local Plan.

2 LOCATION

2.1 The application site hosts a two storey detached dwellinghouse located on the eastern side of Wickham Way, Beckenham.



2.2 The application property is set back from the highway and includes a front garden with front driveway area and low front boundary wall. The property benefits from a long rear garden that includes a number of trees.



2.3 This section of Wickham Way lies within the Park Langley Area of Special Residential Character (ASRC) which is characterised by properties built between 1920's and 1950's and has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens.

3 PROPOSAL

- 3.1 Planning permission is sought for the extension of existing garage to the side of the property including new roof profile and front porch roof to provide home office and storage accommodation.

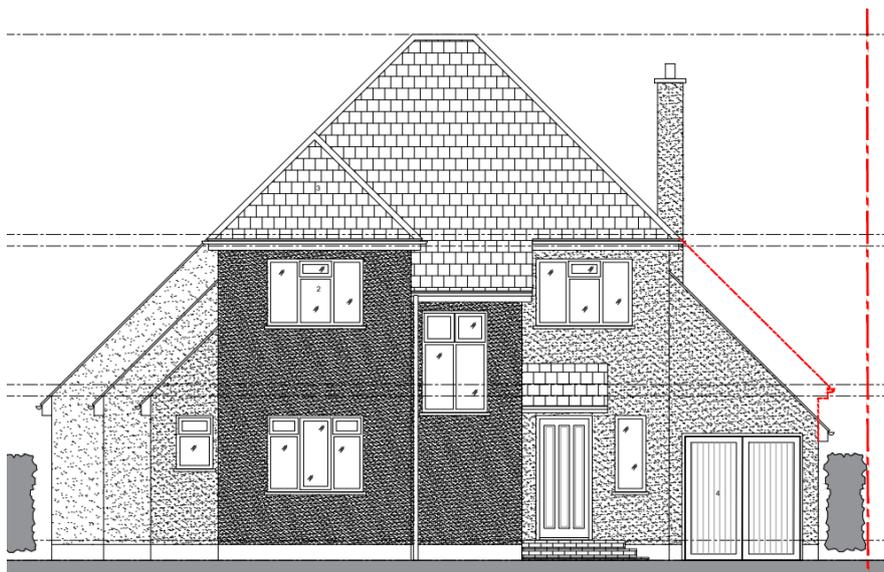


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

- 3.2 The proposed extension to the existing garage would result in the front elevation of the garage extending a further 2.4m forward for a width of approximately 2.9m. The southern flank wall of the extension would align with the southern flank wall of the existing garage. The extension would include a pitched roof which would wrap around the front elevation above the existing open front porch.
- 3.3 The first floor cat slide roof above the existing garage is also proposed to be extended by approximately 1.2m forward to bring the front wall in line with the existing first floor of the property to which it is adjoined. The roof would also be extended in height to match the angle the main hipped roof of the dwelling. This would also result in an increase in the eaves height of the cat slide roof by approximately 0.8m (from approximately 2.4m to 3.2m). A set of conservation style obscure glazed rooflights are proposed across the flank roof slope of the first floor extension.
- 3.4 An additional drawing was submitted by the applicant on 27.08.21 to illustrate the proposed change in the height of the side roof slope (proposed indicated in red).



- 3.5 The first floor roof extension would create additional accommodation for bedroom's 1 and 3.
- 3.6 The existing garage is also proposed to be converted into a study and store room. A new window is proposed at the rear of the existing garage and a replacement window within the southern side elevation to serve the study. The store would be served by the existing set of black painted timber garage doors which are shown to be re-used.

4 RELEVANT PLANNING HISTORY

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

- 4.2 Under ref: 09/01486/FULL6, planning permission was granted for a part one/two storey side/rear extension.
- 4.3 Under ref: 09/01486/AMD, a non-material amendment to application ref: 09/01486/FULL6 for the reduction in the height of the pitched roof to the rear was refused as the amendment was determined to be materially different.

5 CONSULTATION SUMMARY

A) Statutory

Trees: There does not appear to be a risk to any significant trees from this proposal so no objection.

Highways: No objection.

B) Local Groups

No comments received.

C) Adjoining Occupiers

No comments received. If any late representations are received they will be reported verbally at the committee meeting.

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 revised on 20th July 2021.
- 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
T6	Car parking
T6.1	Residential Parking
SI 12	Flood risk management

6.8 Bromley Local Plan (2019)

6	Residential Extensions
8	Side Space
30	Parking
37	General Design of Development
44	Areas of Special Residential Character
73	Development and Trees
115	Reducing Flood Risk

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 – Acceptable

7.1.1 Design is a key consideration in the planning process.

7.1.2 Paragraph 126 of the NPPF (2021) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

7.1.4 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.

- 7.1.5 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.
- 7.1.6 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.
- 7.1.7 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.
- 7.1.8 The aims and objectives of Policy 8 of the Bromley Local Plan are detailed within paragraph 2.1.68 which states that "the Council considers that the retention of space around residential buildings at first floor and above is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and levels of visual amenity which characterise many of the Borough's residential areas".
- 7.1.9 In addition, Policy 44 of the Bromley Local Plan, which relates specifically to Areas of Special Residential Character, states that development proposed in areas designated as Areas of Special Residential Character (ASRCs) should respect, enhance and strengthen their special and distinctive qualities.
- 7.1.10 The proposed extension would represent a modest change to the overall appearance of the dwelling and its size and design would respect its existing character with the retention of the catslide roof element to the side. The use of matching materials would also help ensure the extension would appear in keeping.
- 7.1.11 The existing flank wall of the garage is sited 0.84m from the southern side boundary of the site. As the proposed extension would align with this existing flank wall, it too would only provide a 0.84m side space at ground floor. However, due to the retention of the catslide roof design which would slope up away from the boundary, the separation to the boundary would increase at first floor to approximately 3.1m at its highest point where it would meet the main roof of the existing dwelling.
- 7.1.12 Accordingly, whilst the proposed development would not meet with the technical requirements of Policy 8 of the Bromley Local Plan, in this instance due its design, it is considered to comply with the overarching aims and

objectives of this Policy in that adequate separation would still be maintained between the application dwelling and its neighbour at No. 75 and the high spatial standards and levels of visual amenity which characterise the area would be protected.

7.1.13 Having regard to the above, it is considered that the design and scale of the proposed extension would respect that of the host dwelling and would not be detrimental to the character, appearance or visual amenities of the ASRC within which it lies. In this regard, the application would comply with the aims and objectives of Policies 6, 8, 37 and 44 of the Bromley Local Plan.

7.2 Residential Amenity – Acceptable

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 The proposed extension would be located to the southern side of the dwelling adjacent to the southern side boundary shared with No. 75 Wickham Way. It would not extend further forward of this neighbouring dwelling and whilst it would result in a slight increase in the height of the first floor of the property adjacent to this dwelling, the overall height of the dwelling would remain unaltered.

7.2.3 There are a number of first floor rooflights proposed across the side roof slope of the new cat slide roof which would be additional windows serving the existing bedrooms within the dwelling. These rooflights would face towards the side of No. 75 Wickham Way. These rooflights are shown to be obscure glazed which would limit any overlooking. A condition could also be placed on any approval to require them to be non-opening to further prevent any loss of privacy from occurring.

7.2.4 Having regard to the above, it is considered that no significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise from the proposed development.

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 does not appear to be a risk to any significant trees from this proposal and as such there are no objections to the scheme and no conditions are recommended in the event planning permission is granted.

7.4 Highways - Acceptable

- 7.4.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.4.2 London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.
- 7.4.3 The application includes the conversion of the existing garage into a study and store room.
- 7.4.4 The Council's Highways Officer has raised no objection to the proposal due to the presence of existing off-street car parking at the site on the existing driveway to the front of the dwelling.

7.5 Flood Risk – Acceptable

- 7.5.1 Policy SI 12 of the London Plan and Policy 115 of the Bromley Local Plan relate to flood risk.
- 7.5.2 Part of the application site lies within Flood Zones 2 and 3.
- 7.5.3 The applicant has submitted a Householder and Other Minor Extensions in Flood Zone 2 & 3 declaration stating that floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate. Given the nature of the development, this is considered acceptable.

8 CONCLUSION

- 8.1 Having had regard to the above, it is considered that the proposed development is acceptable.
- 8.2 The scale and design of the proposed extensions would respect and complement the scale and form of the host dwelling and that of surrounding development and would not be detrimental to the character, appearance or visual amenities of the Park Langley Area of Special Residential Character within which it lies.
- 8.3 The proposed development would not give rise to any significant loss of residential amenity to neighbouring occupiers.

- 8.4 The proposed development would not result in adverse harm to trees within and nearby the site.
- 8.5 The development would not result in any harmful impact to levels of on-street parking within the area.
- 8.6 The development would be constructed to minimise any increased risk of flooding.
- 8.7 The proposed development would therefore comply with the overarching aims and objectives of Policies 6, 8, 30, 37, 44, 73 and 115 of the Bromley Local Plan.
- 8.8 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 of 3 years.**
- 2. Standard compliance with approved plans.**
- 3. Materials to match existing dwelling.**
- 4. Obscure glazing and limited opening to flank rooflights.**

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

Informatives

1. Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 and Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017.