

Committee Date	30/09/2021	
Address	53 Park Road Beckenham BR3 1QG	
Application Number	21/03431/FULL6	Officer - Seyi Obaye-daley
Ward	Copers Cope	
Proposal	Part single, part double rear extension, single storey front extension, loft conversion of existing and new hipped roof space, including new dormer to the rear. Alteration of existing roof pitch to increase habitable loft space.	
Applicant	Agent	
Anandha Ponnampalam 53 Park Road Beckenham BR3 1QG	Mr Stephen Mitchell 43 Layhams Road West Wickham BR4 9HD	
Reason for referral to committee	There is local concern about the above application, the planning history at this site, and the adverse impact on my constituents living next door at 55 Park Road.	Councillor call in Yes
RECOMMENDATION	PERMISSION	

Summary

KEY DESIGNATIONS

- Biggin Hill Safeguarding Area
- Local Open Space Deficiency
- London City Safeguarding
- Smoke Control
- Tree Preservation Order

Land-use details		
	Use class	Floor space (GIA sqm)
Existing	C3	
Proposed	C3	+127

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces			-1
Disabled car spaces	N/A	N/A	N/A
Cycle	N/A	N/A	N/A

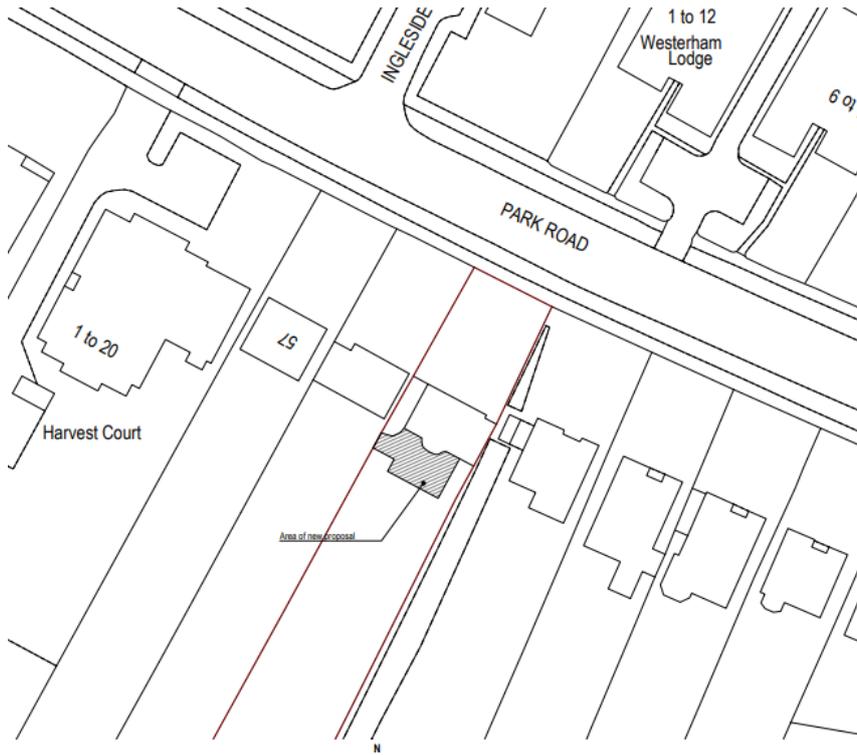
Representation summary	
Total number of responses	2
Number in support	0
Number of objections	2
Neutral	0

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
- The proposal would have no detrimental impact to on-street parking or road safety

2 LOCATION

- 2.1 The application relates to a two-storey detached residential dwelling, which is located on the south side of Park Road.
- 2.2 The property benefits from a large drive with off-street parking and a garden which measures approximately 70m in depth.
- 2.3 The surrounding area is predominantly residential comprising large, detached properties and blocks of flats sited within substantial plots of land.



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3 PROPOSAL

- 3.1 Planning permission is sought for a part single, part double rear extension, single storey front extension, loft conversion of existing and new hipped roof space, including new dormer to the rear.
- 3.2 Alteration of existing roof pitch to increase habitable loft space
- 3.3 At ground floor level, the proposed rear extension would have a depth of approx. 6.5m with a width of 8.2m and a flat roof height of 2.9m.
- 3.4 The ground floor works also include a shallower 2.5m projection beyond the rear of the existing garage/study.
- 3.5 The ground floor front extension would include the provision of two 0.8m deep, 2.4m wide bay windows.
- 3.6 At first floor level, the works would include the provision of a 4.5m deep, 9.2m wide extension to the rear of the main building.
- 3.7 With regards to the roof, the works would include a 5.6m rearward extension of the ridge to create a new crown roof design facilitating the conversion of the roof space.
- 3.8 There would also be a new 3.1m wide, 2.3m high and 2.5m deep dormer extension to the rear roof slope.

4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref. 18/04050/FULL6 planning permission was refused for conversion of existing garage to habitable room, single storey side and rear and first floor rear extensions, roof alterations to form loft conversion to include gable end at front and roof lights and elevational alterations for the following reasons.
1. The extensions by reason of their overall depth, scale, bulk and design would be out of keeping with scale and form host property and adjacent development, harmful to their character and appearance contrary to Policies BE1 & H8 of the Unitary Development Plan (2006) and Policies 6 & 37 of the Emerging Local Plan (2017)
 2. The proposal, by reason of the excessive depth, scale, bulk and design of the rear extensions, together with the proximity with site boundary would result in harm to neighbouring residential amenities by way of an overbearing impact, increased sense of enclosure and a loss of outlook contrary to Policy BE1 of the Unitary Development Plan (2006); Policy 37 of the Emerging Local Plan (2017) and Supplementary Planning Guidance Number 1 & 2
- 4.3 Under ref. 19/04617/FULL6 planning permission was refused for conversion of existing garage to habitable room, first floor side and part one/two rear extensions, roof alterations to form loft conversion incorporating front and side gables, rear dormer, rooflights and elevational alterations for the following reasons.
1. The extensions by reason of their depth, overall scale and excessive massing would be out of keeping with scale and form of the host property and adjacent development, harmful to their character and appearance contrary to Policies 6, 8 & 37 of the Bromley Local Plan (2019) and Supplementary Planning Guidance Numbers 1 & 2
 2. The proposal, by reason of the excessive massing, depth, scale and design of the extensions, together with the proximity with site boundary would result in harm to neighbouring residential amenities by way of an overbearing impact, increased sense of enclosure and a loss of outlook contrary to Policies 8 & 37 of the Emerging Local Plan (2017) and Supplementary Planning Guidance Number 1 & 2

The subsequent appeal was dismissed by the Appeal Inspector who stated the following.

In conclusion, the appeal fails because of the poor roof design in relation to the road, and the proximity of the single storey extension to the side boundary of No.51. The proposal would therefore result in harm to the character and appearance of the host building and surrounding area, and to the living conditions of existing residents. It conflicts with the development plan and there are no other considerations that outweigh this finding. The appeal should be dismissed.

5 CONSULTATION SUMMARY

A) Statutory

Highways – No objection

- No objection, please include the following planning condition with any permission; OC03 (Parking) to ensure the parking spaces are provided and retained in accordance with the approved plans.

B) Local Groups

N/A

C) Adjoining Occupiers

Neighbouring amenity (addressed in para 7.3.1)

- With approved extension at 57 Park Road, would create significant “tunnel effect” for 55
- Excessive loss of light and an overbearing cumulative impact
- Will significantly compromise amenities
- Extension will exceed the 45-degree line by 1.61m
- Application ignored fact 51 has side windows to the dining room and a bedroom
- Extension not subordinate
- Plot size cannot support redevelopment of this massing and size
- Given 2m lower ground level modest change does not alleviate tower effect which dominated by first floor massing
- Windows on western side of 51 on both ground and first floor where 45-degree lines would be cut

Comments are available to view in full on the public access

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 Bromley Local Plan (Jan 2019) and the London Plan (2021).

6.4 **The National Policy Framework 2021 is a material consideration.**

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

6.6 **The London Plan**

D1 London's form and characteristics
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design

6.7 **Bromley Local Plan 2019**

6 Residential Extensions
8 Side Space
30 Parking
37 General Design of Development
73 Development and Trees

6.8 **Bromley Supplementary Guidance**

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

7 ASSESSMENT

7.1 Resubmission

7.1.1 This is a resubmission of a previously refused scheme which sought the conversion of the existing garage to a habitable room, first floor side and part one/two rear extensions, roof alterations to form a loft conversion incorporating front and side gables, rear dormer, rooflights and elevational alterations.

7.1.2 The application was subsequently dismissed at appeal with the Appeal Inspector noting the following.

In conclusion, the appeal fails because of the poor roof design in relation to the road, and the proximity of the single storey extension to the side boundary of No.51. The proposal would therefore result in harm to the character and appearance of the host building and surrounding area, and to the living conditions of existing residents. It conflicts with the development plan and there are no other considerations that outweigh this finding.

7.1.3 The proposed development comprises various revisions to the previous scheme including the omission of the front and side gables and the first-floor

side extensions, the retention of the hipped roof design and the erection of a dormer extension to the rear roof slope.

7.1.4 The amendments will thus be assessed in the overall planning balance as set out throughout the remainder of this report.

7.2 Design – Layout, scale – Acceptable

7.2.1 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.

7.2.2 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.

7.2.3 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are not just for the short term but over the lifetime of the development, and are visually attractive and sympathetic to the local character and history, including the surrounding built environment and landscape setting.

7.2.4 It also seeks to ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

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

7.2.6 Similarly, policies 6 and 37 aim to ensure that new developments are of good architectural quality and respect the scale, spaces and form of the host property as well as developments in the wider area.

7.2.7 The main considerations for this application with regards to design and scale relates to how the proposed development would impact the character of the property and wider area.

7.2.8 The application site is located on a residential road comprising large, detached properties and blocks of flats within substantial plots of land.

7.2.9 The residential buildings along the road vary in form and architectural design but the application site itself is read in conjunction with 55 Park Road which is similarly characterised by its hipped roof design, brick exterior and its large front garden.

7.2.10 The application proposes to erect a part one/two storey rear extension in addition to a loft conversion with a rearward extension of the ridge and the provision of a rear dormer.

- 7.2.11 The proposed roof design addresses many of the previous concerns raised by the Council and appeal Inspector by omitting the front and side gables.
- 7.2.12 The amendments help to simplify the roof design and allows for the retention of the hipped roof that characterises the existing property.
- 7.2.13 The omission of the first-floor side element from the proposals also helps to reduce the massing of the building whilst also retaining the spatial qualities of the area which is a key feature of the locality.
- 7.2.14 The proposed works predominantly relate to the rear of the property so would have little impact on the visual amenities of the street scene.
- 7.2.15 The extensions to the rear of the building would represent a considerable increase in the bulk added to the host property as a result of the notable dimensions.
- 7.2.16 However, the application relates to a large, detached property sited within considerable grounds.
- 7.2.17 The appeal Inspector also noted there are many buildings of greater size which are visible from the application site in the surrounding area and, as such, the property would not appear incongruous or discordant.
- 7.2.18 Similarly, the ground floor front extension would be a modest alteration that has little impact on the appearance of the property as a whole.
- 7.2.19 The properties along the residential road have a variety of roof designs therefore the proposed amendments to the roof are unlikely to appear wholly out of keeping with the character of the area.
- 7.2.20 The rear dormer extension would be sited on a discrete elevation that is hidden from view at any public viewing point.
- 7.2.21 The dimensions are also modest and would respect the size and scale of the rear roof slope.
- 7.2.22 Whilst it would be finished in aluminium cladding, given its discrete location, there are no concerns with regards to its impact to the local area.
- 7.2.23 The application states that the works would be finished in materials that match the existing and, as such, having regard to the form, scale, siting and proposed materials it is considered that the proposed extension(s) would complement the host property and would not appear out of character with surrounding development or the area generally.

7.3 Residential Amenity – Acceptable

- 7.3.1 Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development.

- 7.3.2 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.
- 7.3.3 Comments have been received from neighbours raising concerns about a potential loss of amenity to both adjoining neighbours.
- 7.3.4 The adjoining neighbour to the east, 51 Park Road, is set on lower ground than the application site so any development at the party boundary could have a heightened impact to the amenities of this neighbour.
- 7.3.5 However, the ground floor side extension that was previously proposed at this common boundary has been omitted from the development.
- 7.3.6 Instead, the extensions would project from the main building, maintaining a 2m (approx.) separation from the party boundary with further distance being maintained from the flank elevation of 51 Park Road.
- 7.3.7 Whilst this property does have windows facing the application site, the separation distances are considered significant enough to adequately mitigate the impacts of the proposal.
- 7.3.8 There are therefore no substantial concerns with regards to the likely impact to the enjoyment of this property.
- 7.3.9 With regards to the adjoining neighbour to the north-west, 55 Park Road, concern has been raised regarding a potential loss of light and a sense of enclosure caused as a result of the proposed development together with the recently consented extension at 57 Park Road.
- 7.3.10 The first-floor side extension to the north-western elevation of the property has been omitted from this proposal.
- 7.3.11 It instead includes a modest 2.5m deep extension to the existing ground floor structure at the boundary shared with 55 Park Road.
- 7.3.12 Whilst the extension would be adjacent to a rear facing ground floor window at this adjoining neighbour, the extension would maintain approx. 1.2m from the flank elevation of this property.
- 7.3.13 When considered together with the orientation of the properties and the modest height of the extension, the proposed ground floor rear extension is unlikely to substantially impact the amenities of this property by reason of visual impact or loss of light.
- 7.3.14 In regard to the first-floor rear extension, there would be a 2.4m gap retained to the party boundary and an additional separation from the flank elevation of no.55.

7.3.15 The proposed first floor windows in the flank elevations serve bathrooms and are shown to be obscure glazed which would reduce the likelihood of issues arising relating to a loss of privacy or overlooking.

7.3.16 Therefore, having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would not arise.

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.

7.4.2 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.

7.4.3 The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

7.4.4 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.

7.4.5 The application would result in the loss of a parking space through conversion of the existing garage to a store and a habitable room but the property benefits from a large front garden with additional space for parking vehicles.

7.4.6 Therefore, no technical objections are raised from a highways perspective regarding the proposal in terms of its impact on the on-street parking and road safety.

7.5 Other matters

7.5.1 None

8 CONCLUSION

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would preserve the character and appearance of the area and cause no harm to the amenities of neighbouring residential properties.

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 of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**
- 4. Parking**

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