

Committee Date	14 th October 2021	
Address	Marchurst Hazel Grove Orpington BR6 8LU	
Application Number	21/02692/FULL6	Officer - Lawrence Stannard
Ward	Farnborough and Crofton	
Proposal	Part one/two storey side and rear extension and elevational alterations	
Applicant	Agent	
Mr Everett	Mr Edward Ellis	
Marchurst Hazel Grove Orpington BR6 8LU	Oaklands Farm Priestwood Road Meopham DA13 0DA	
Reason for referral to committee	Councillor call in	
Side Space	No	

RECOMMENDATION	Permission
-----------------------	------------

<p>KEY DESIGNATIONS</p> <p>Farnborough Park Conservation Area Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 11</p>
--

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 30th July 2021. • A site notice was displayed on the 4th August 2021. • A Press Ad was published on the 11th August 2021.
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

2.1 The application site hosts a detached dwelling located on the northern side of Hazel Grove.

2.2 The site is located within the Farnborough Park Conservation Area.

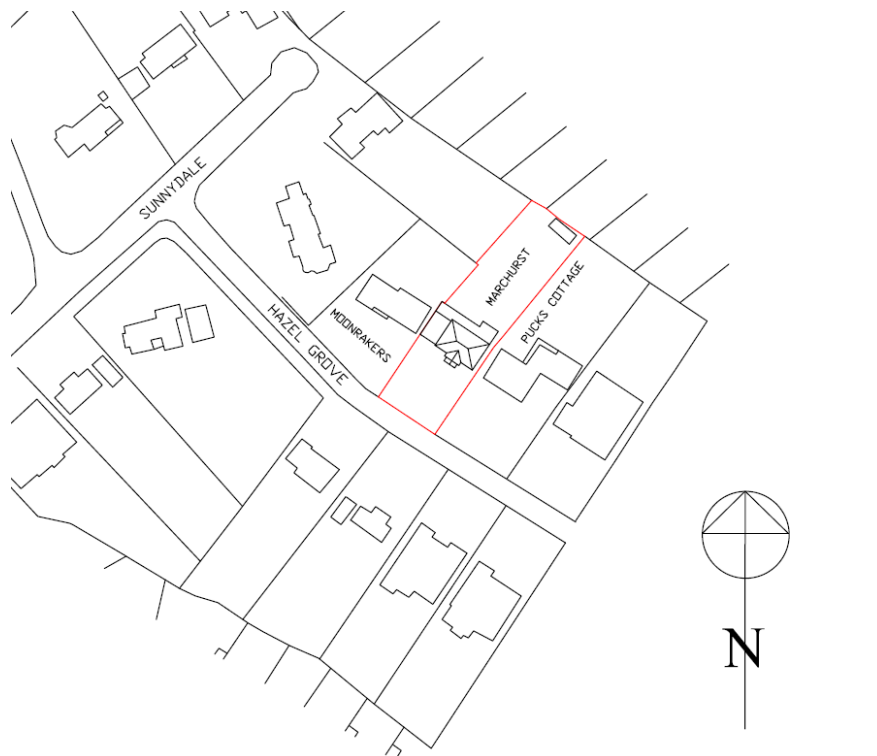


Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission for a part one/two storey side and rear extension and elevational alterations.
- 3.2 The rear extension would project 1.588m beyond the rearmost part of the dwelling at ground floor level, with the first floor being extended 5.7m to match this rearward projection. The roof would match the height of the existing ridge, though would result in it projecting for approx. 5.6m in depth at this height to form a crown roof.
- 3.3 The first floor side extension would be 2.9m wide and 7.7m deep. The extension would be set back 0.5m from the front of the existing dwelling, and its roof would be set 0.2m lower than the main ridge height.



Figure 2: Existing Front and Side Elevations



Figure 3: Proposed Front and Side Elevations

4 RELEVANT PLANNING HISTORY

- 4.1 The application site has no previous planning history.

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

RSPB

- 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

No comments were received from adjoining occupiers.

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 London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

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

6.5 National Policy Framework 2019

6.6 The London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.7 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
37 General Design of Development
41 Conservation Areas
123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Design, Layout, Scale and Heritage Impact – Acceptable

- 7.1.1 The site is located within the Farnborough Park Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.1.2 The proposed extension would result in a significant enlargement to the host dwelling, though the rear extensions at ground floor level would be modest in their additional rearward projection.
- 7.1.3 The first floor extensions would contribute significantly towards the additional bulk of the dwelling, though this would be predominately to the rear of the property. The resulting scale and design of the roof would appear similar to other large properties within Hazel Grove and the wider Conservation Area and it is therefore not considered that the development would result in a development that would be out of keeping within the street scene.
- 7.1.4 The surrounding area is characterised by large detached properties set within spacious plots which features high spatial standards. The host dwelling already benefits from a single storey side element which abuts the flank boundary of the site, and the proposed side extension would be set above this.
- 7.1.5 The side extension would be set back from the front of the main property and would have a lower ridge height than the main dwelling, which would provide a somewhat subservient appearance. Furthermore, whilst it would sit above the existing ground floor element the first floor extension would be set 2m away from the flank boundary of the site to provide separation to the flank boundary.
- 7.1.6 It is considered on balance that this would provide adequate separation to the flank boundary to allow views between the adjacent properties, which would prevent any significant adverse impact upon the spatial standards of the

Conservation Area. As such, it is considered on balance that the development would comply with the intentions of Policy 8.

- 7.1.7 It is noted that the Conservation Officer and APCA have raised some concerns over the extensions resulting in an overdevelopment of the site, though not in principle to the application. Revised plans were submitted following these concerns to reduce the width of the first floor side extension by 1m, however in any case it is considered given the size of the plot and that the resulting scale and roof design would be similar to other properties within the immediate street scene and surrounding Conservation Area it is not considered that it would result in an overdevelopment of the site.

7.2 Residential Amenity – Acceptable

- 7.2.1 With regards to the neighbouring property at Pucks Cottage the proposed extension would project beyond the closest part of the rear of this neighbour, though would not extend beyond its rearmost wall. In terms of the impact on the closest rear facing windows of this neighbour the separation distance between the flank walls of each property would be sufficient to prevent the extension from projecting beyond the 45 degree angle when taken from the closest windows of this neighbour. Having regard to the above, it is considered on balance that the extension would not result in an unacceptable impact on this neighbour.
- 7.2.2 The proposed extension would not project significantly further to the rear along the shared boundary with the adjacent property to the west at Moonrakers, with an additional depth of 1.65m along the rear boundary at single storey level. The two storey rear element would be set significantly away from the shared boundary, whilst the proposed first floor side extension would also be set 2m away from the boundary. This neighbour does not benefit from any flank windows facing the extension, and given it would not project significantly to its rear adjacent to the boundary it is considered that the extension would not result in any unacceptable loss of light, outlook or visual amenity. Furthermore, the flank wall would not include any windows, and the rear facing windows are not considered to provide significant opportunities for overlooking (the bathroom windows would likely be obscure glazed in any case).
- 7.2.3 Having regard to the scale and siting of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

8 CONCLUSION

- 8.1 Having regard to the above, the development in the manner proposed is considered acceptable as it would not result in any unacceptable impact upon the amenities of neighbouring residents or the character and visual amenities of the Farnborough Park Conservation Area and would therefore preserve its character and appearance.

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: Permission

Conditions

1. Time Period
2. Matching Materials
3. Compliance with approved plans