

Committee Date	11.11.2021	
Address	7 Forest Drive Keston BR2 6EE	
Application Number	21/01585/FULL6	Officer - Emily Harris
Ward	Bromley Common And Keston	
Proposal	Single storey rear addition with side infill link between dwelling and existing garage along with new annex over existing garage and raised terrace at rear. Loft conversion to form new bedroom along with new bathroom. Addition to frontage at roof level to form new staircase extension.	
Applicant	Agent	
Mr P Jackson	Mr P Trigg	
16 Sandringham House Earls Way London SE1 2QX	67 Langdale Rise Maidstone ME16 0EX	
Reason for referral to committee	Councillor call in	
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Keston Park Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 14</p>
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Representation summary	<i>Neighbouring properties were notified by letter dated 14.5.21 and again on 1.10.21. An advertisement was published in the local press on 26.5.21 and a site notice displayed on 23.6.21</i>	
Total number of responses	2	
Number in support		
Number of objections	2	

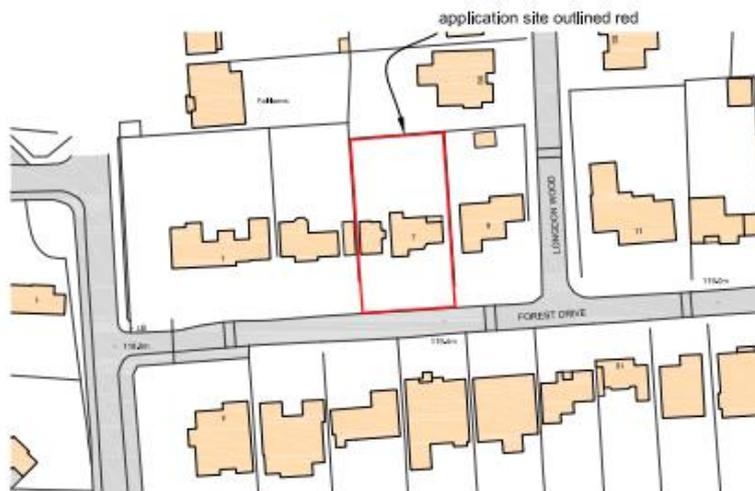
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 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 have a significantly harmful impact on the amenities of neighbouring residents.

2. LOCATION

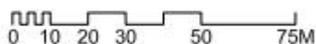
2.1 The application site comprises a substantial detached dwelling house located on the north side of Forest Drive and lies within the Keston Park, Farnborough Conservation Area.

2.2 Site Location Plan:



Site Location Plan

scale 1:1250 @ A1



3. PROPOSAL

3.1 The application seeks planning permission for the following:

- The single storey rear extension would have a depth of 4m, extend across the rear elevation of the main dwelling and be set under a mono pitched roof. The

link extension would have a width of 2m and link the main dwelling to the existing garage at ground floor level.

- A first floor side extension is shown which would be above the proposed link extension and out over the footprint of the existing garage. The extension would be set under a hipped roof form together with a front and rear dormer.
- Habitable space is proposed in the roof. The rear chimney is proposed to be removed, and a large dormer is proposed in the rear roofslope.
- To the front roofslope a dormer is proposed.



Figure 2: South (front) elevation existing

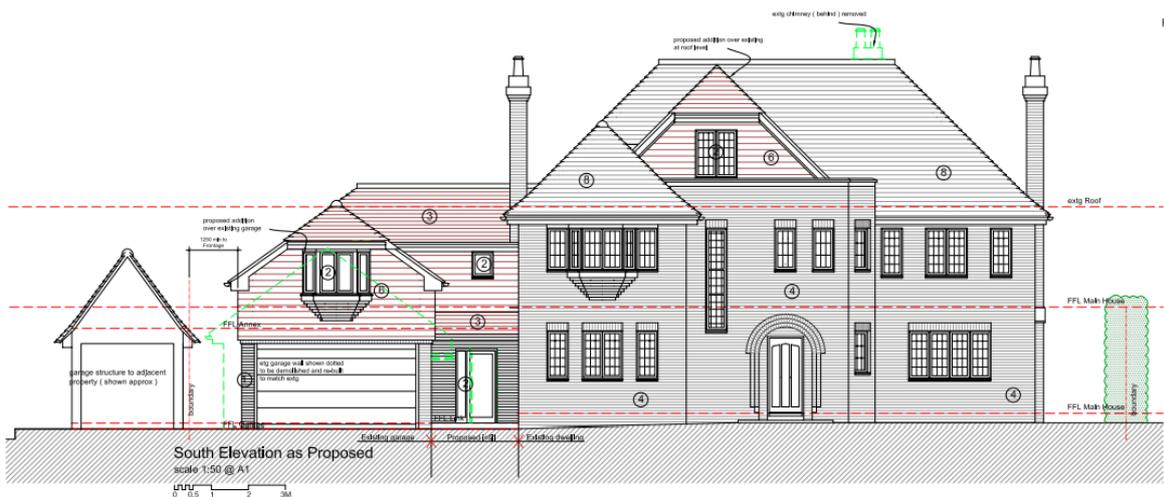


Figure 3: South (front) elevation as proposed



Figure 4: North (rear) elevation as existing



Figure 5: North (rear) elevation as proposed

4. RELEVANT PLANNING HISTORY

There is no recent or relevant planning history on the site.

5. CONSULTATION SUMMARY

A) Statutory

- Conservation officer – No objection.

B) Local Groups

C) Adjoining Occupiers

- The design and appearance will be out of character with the street scene, surrounding area and the Conservation Area

- Loss of Privacy
- Overlooking
- Result in a terracing effect
- The revised drawings are too different from those originally submitted and should be treated as a new application

The full text on comments received are on file.

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 (March 2021). 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 Planning Policy Framework 2021

6.6 The London Plan (2021)

D1 London's form and characteristics
D4 Delivering Good Design

6.7 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
30 Parking
37 General Design of Development
41 Conservation Areas

7. ASSESSMENT

7.1 Design, Layout, Scale And Heritage Impact - Acceptable

- 7.1.1 The site is located within the Keston 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 Keston Park Conservation Area is characterised by substantial, individually designed dwellings, together with mature trees and shrubs set in a strong landscape framework. To the west, east and south the density of development is higher and the layout of the plots and buildings is more uniform than within the central part of the conservation area. Within the central area the generous plot sizes, topography, mature trees and stream reinforce the parkland setting of the estate.
- 7.1.3 The proposed extension would result in a significant enlargement to the host dwelling, though the rear extensions at ground floor level would be relatively modest in their additional rearward projection.
- 7.1.4 The proposed dormer to the front roofslope would contribute significantly towards the additional bulk of the dwelling. The resulting scale and design of the roof would appear similar to other large properties within Forest Drive 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.
- 7.1.5 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 garage, and the proposed side extension would be set above this, linking the garage to the host dwelling. The proposed first floor side extension would therefore not enlarge the footprint of this element. The ground floor layout as proposed (Drawing No. 2051-SK 01 rev.E) shows the nearest part of the building would be 1.25m away from the boundary line.
- 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 of the Bromley Local Plan.
- 7.1.7 It is noted that the Conservation Officer and APCA raised some initial concerns over the extensions resulting in an overdevelopment of the site and in particular the proposed crown roof. Revised plans were submitted following these concerns to remove the crown roof and reduce the bulk of the proposed roof alterations and the objections from the Conservation Officer were subsequently withdrawn. 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.

7.1.8 With regards to the single storey rear extension and rear dormer, the proposal would be fairly minimal in terms of the impact on the character of the conservation area as it would be located to the rear of the host dwelling. It is therefore considered that the proposed development would preserve the character and appearance of the Keston Park, Farnborough Conservation area.

7.2 Neighbourhood Amenity - Acceptable

7.2.1 The neighbour most likely to be affected is No. 5 Forest Drive which lies to the west of the application site. This property benefits from a single storey outbuilding on this shared boundary. The first-floor extension would follow the footprint of the existing garage therefore would be set in from the boundary by 1.25m. In addition, the separation distance to the east flank elevation of this neighbouring property is approximately 6m. This neighbouring dwelling has no habitable room windows facing the boundary shared with the application site. The proposed first floor extension would not project beyond the rear elevation, and therefore whilst the objections are noted, the impact on this neighbouring dwelling is not considered significant so as to warrant refusal.

7.2.2 Concern was raised regarding opportunities for overlooking as a result of the proposed rear dormer. The proposed rear dormer will increase some perceived overlooking for the adjoining occupiers in the immediate vicinity however this is not considered to be over and above that which would be expected in a residential setting such as this. Furthermore, no first floor flank windows are proposed.

7.2.3 The neighbouring property to the east at 9 Forest Drive would not be adversely affected by the proposal as the first floor extension is located on the western boundary. The single storey rear extension would not affect this neighbouring property's residential amenities being set in by 2m from this shared boundary.

7.2.4 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 Keston 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: Application Permitted

Subject to the following conditions:

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