

Committee Date	09.12.2021	
Address	59 Manor Way Beckenham BR3 3LN	
Application Number	21/03841/FULL6	Officer - Emily Harris
Ward	Kelsey And Eden Park	
Proposal	Alterations to roof to incorporate 3 x rear dormers and 2 x front dormers.	
Applicant	Agent	
Mr Jonathan McCarthy		
59 Manor Way Beckenham BR3 3LN		
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Manor Way Beckenham Smoke Control SCA 18</p>
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Representation summary	
Total number of responses	1
Number in support	

Number of objections	1
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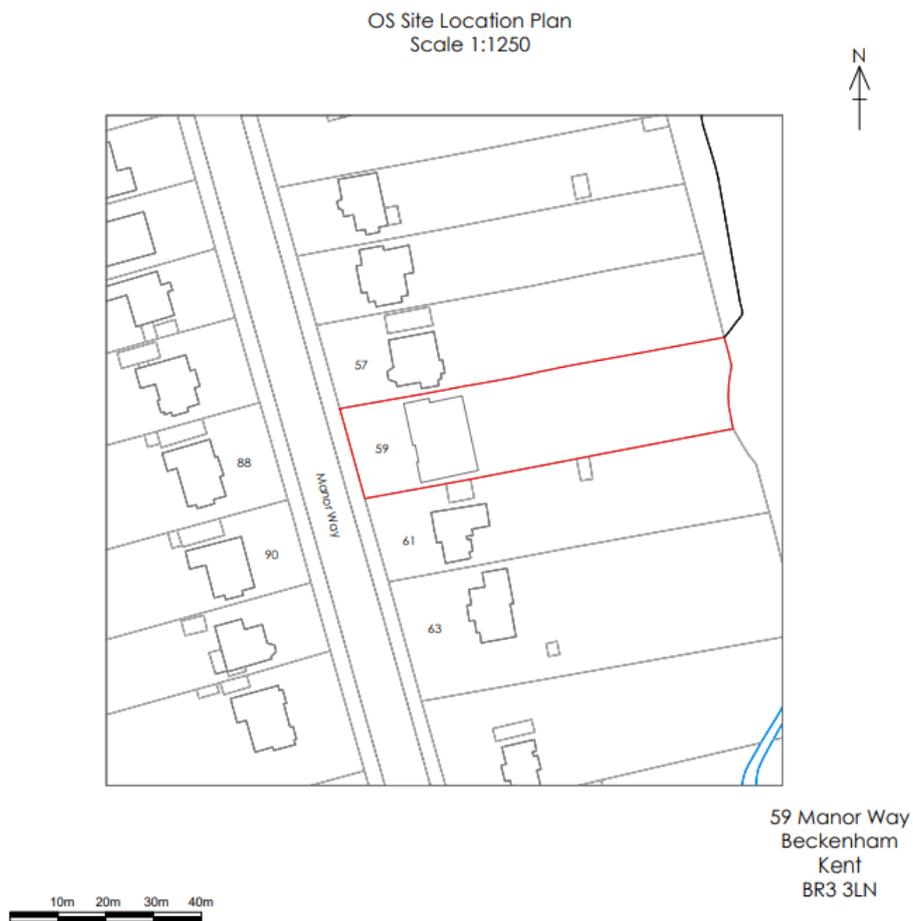
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 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

The application site is located on the eastern side of Manor Way Beckenham. The property is not listed but lies within the Manor Way Conservation Area.

Figure 1: Site location plan



3. PROPOSAL

- The application seeks planning permission for the addition of two dormers to the front roofslope and three dormers to the rear roofslope.
- The rear dormers are proposed to have flat roofs and the front dormers are proposed to have gable ended roofs.

- The application form states that the materials for the walls, roof and windows of the dormers will match those used in the existing dwelling.

Figure 2: Existing elevations

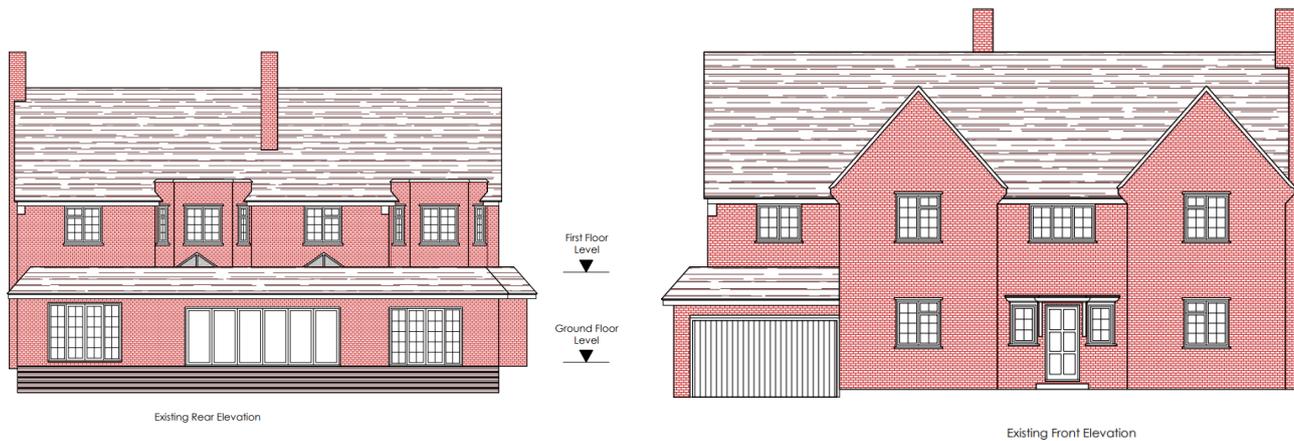
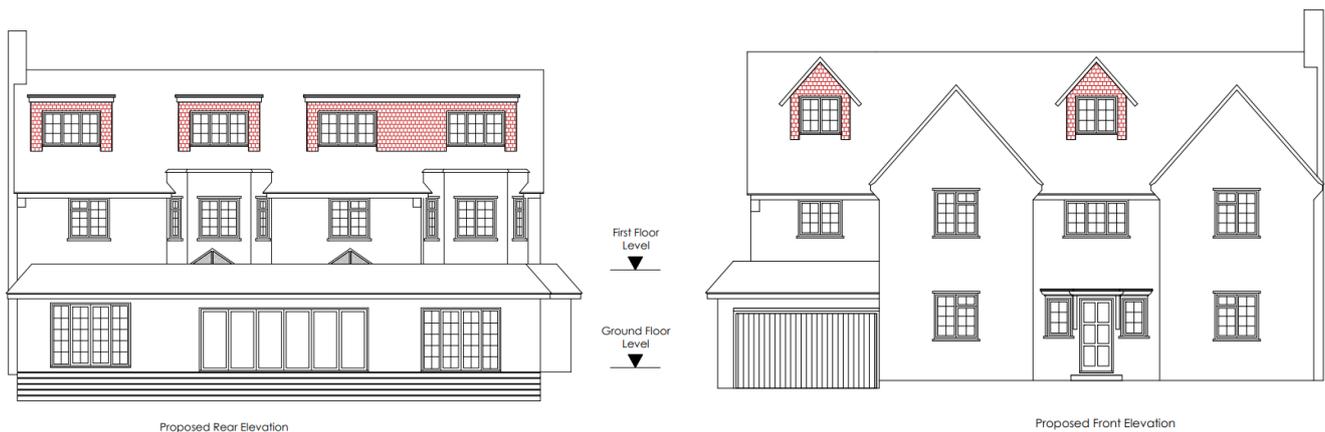


Figure 4: Proposed elevations



4. RELEVANT PLANNING HISTORY

20/02598/FULL6 - Construction of 2 summerhouses to rear garden and replacement fence – Refused but allowed at appeal

18/01004/CONDIT- Discharge of Conditions - in relation to planning application 18/01004/FULL6 Condition 4 - Privacy Screening Condition 5 - Landscaping Scheme - Approved

18/01004/FULL6 - The erection of an outdoor swimming pool & raised terrace – Permitted.

17/04303/FULL6 First floor side extension over existing garage, first floor bay window to rear elevation, Lantern lights to existing rear flat roof, alteration of doors to rear elevation. – Permitted.

5. CONSULTATION SUMMARY

A) Statutory

Conservation:

These proposed dormer windows are suitable design in the Conservation Area context and I would not therefore object.

B) Local Groups

None.

C) Adjoining Occupiers

- The proposed dormers would be out of character for the host dwelling and would detract from the unique character of the area as the roof would be altered and the dormers would be out of keeping with adjacent and nearby properties. There are other examples of dormers in the area however these are much smaller.
- Would resemble a three-story office building.
- Examples of refused applications at No.96 and No.59.

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
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 Manor Way 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 Manor Way consists of a series of highly individual detached properties, unified by their common age of construction (inter-war) and a common reference to neo vernacular design and materials. It represents a fine example of the way in which architects of the early twentieth century explored the house building traditions of many parts of Britain, in an attempt to synthesise a new architectural style. In comparison with Victorian or neo-classical design, the new neo-vernacular style was simple. It adopted the methods and materials traditionally used in the construction of cottages, barns and other such buildings, prior to the industrial revolution.
- 7.1.3 The proposed extension would result in an additional bulk at roof level, however this is not considered excessive given the size of the host dwelling. The resulting scale and design of the proposed roof alterations would appear similar to other large properties within Manor Way Conservation area and therefore it is not considered that the proposal would not result in a development that would be out of keeping within the street scene.
- 7.1.4 The Manor Way SPG states that where new dormers are to be constructed, they should be clad externally in a material that matches the existing roof slope. Where original dormers already exist nearby, these will provide a useful design reference. If no reference is available, dormers should be small and constructed with a hipped or a flat roof. Hipped roofed dormers should be covered in a roofing material matching that used on the host dwelling. Flat roofed dormers should be covered in lead. New roof lights should be set flush with the existing roof surface and preferably should be divided by one or more glazing bars.
- 7.1.5 The front dormers are shown to have gabled roofs and are to be of a modest size so as to not dominate the front roof slope. The Conservation Officer did not raise any

objection to the proposal and as such they are to be of a suitable design so as to respect the character of the Conservation Area.

- 7.1.6 With regards to the rear dormers, 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 Manor Way Conservation Area.

7.2 Neighbourhood Amenity - Acceptable

- 7.2.1 The proposed roof extension would be well separated from the party boundary and from residential development further along the street. Objections were received in regard to the overlooking from the four dormers proposed to the rear roofslope. Whilst the dormers would provide some opportunities for overlooking, this would not go over and above what would be expected in a residential setting such as this.

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 Manor Way 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