

Committee Date	06 th January 2022	
Address	7 Pickhurst Rise West Wickham BR4 0AA	
Application Number	21/04868/FULL6	Officer - Andrea Templeton
Ward	West Wickham	
Proposal	Loft conversion with side dormer and roof lights and the installation of roof windows to the roof slope.	
Applicant	Agent	
Mr & Mrs Ashmore	Nick McAdam	
7, Pickhurst Rise Kingswood Road Shortlands West Wickham BR4 0AA	Mayfield Lodge, 4 Kingswood Road 4 Kingswood Road Shortlands BR2 0HQ	
Reason for referral to committee	Outside delegated powers	Councillor call in

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 2</p>

Representation summary	Adjoining neighbours were consulted by letter on 04 November 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 of the character and appearance of the local area.
- The development would not adversely affect the amenities of neighbouring residential properties.

2. LOCATION

- 2.1 The application site is a two storey, detached property located on the northern side of Pickhurst Rise, West Wickham. The surrounding area is residential in nature and consists of detached and semi-detached properties set within medium garden plots.
- 2.2 The site does not lie within any conservation area and the property is not a listed building.



Figure 1: Site Location Plan

3. PROPOSAL

- 3.1 The application seeks planning permission for the construction of a side dormer with a width of 2.8m, a height of 3m, and a depth of 7.7m.
- 3.2 The dormer would have a flat roof and would be set below the main ridgeline by approximately 1.3m. A rooflight is to be inset into the flat roof of the dormer.
- 3.3 The walls of the dormer would be constructed out of either zinc or lead and the roof would be constructed from a fibreglass covering.

3.4 Four narrow aluminium windows are proposed within the western side elevation and three rooflights are proposed for the eastern side roof slope.

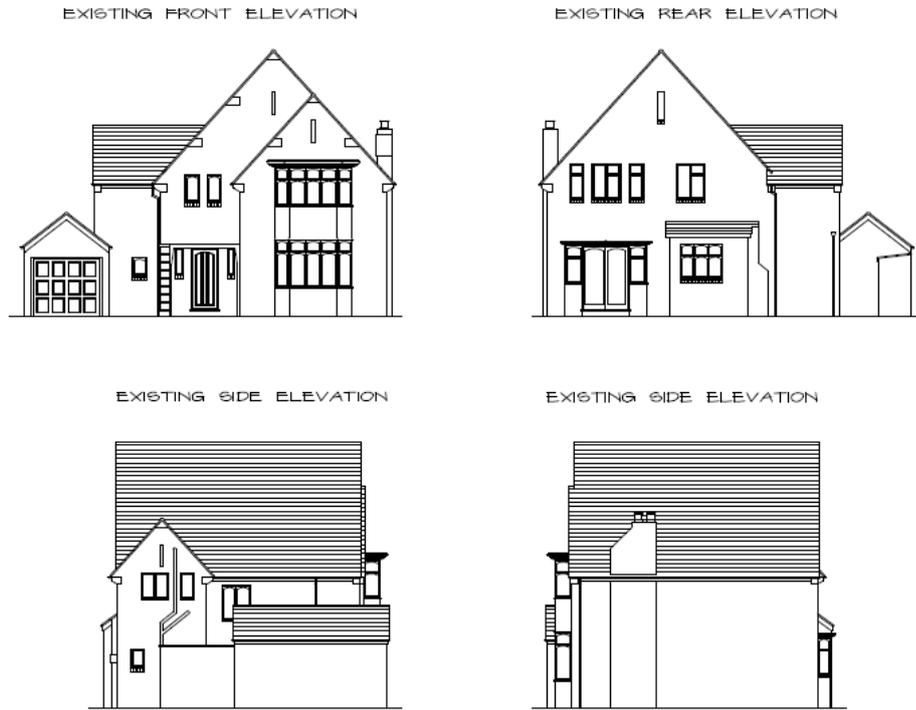


Figure 2: Existing Front and Rear Elevations



Figure 3: Proposed Front and Rear Elevations

4. RELEVANT PLANNING HISTORY

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

5. CONSULTATION SUMMARY

A) Statutory

No consultees were contacted for comment on this planning application.

B) Local Groups

No comments were received from Local Groups.

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 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 (2021)

6.7 The London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

6.8 Bromley Local Plan (2019)

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development

6.9 Bromley Supplementary Guidance

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

7. ASSESSMENT

7.1 Design – Layout, scale height and massing - Acceptable

7.1.1 Design is a key consideration of 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 the place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise 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 the 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 high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

7.1.7 The proposal seeks permission for a loft conversion with side dormer & roof lights & the installation of roof windows to roof slope.

- 7.1.8 The application site lies within a predominantly residential area where similar side dormers are a common feature. It is noted that the neighbouring detached property to the east, already benefits from a similar scheme (granted under ref. 15/03699/FULL6, amended under ref: 18/02459/FULL6).
- 7.1.9 The proposed dormer would be set down from the main roof ridgeline and would appear subservient to the host dwelling. As such the principle of extending the property in the manner proposed would not be out of character in the area or harmful to the visual amenities of the street scene.
- 7.1.10 Policy 8 requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standard of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect in order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property.
- 7.1.11 The policy also states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. The addition of the dormer would create the appearance of a two-storey side extension.
- 7.1.12 The proposal provides approximately 3.5m at the narrowest point. It is therefore considered that the proposal is compliant with Policy 8 of the Bromley Local Plan.
- 7.1.13 The proposed dormer would provide an additional 32m³ of family living space, creating two additional bedrooms and a shower room. This would be well within the 50m³ allowed for a detached property under the Permitted Development Rights for Householders Technical Guidance.
- 7.1.14 The proposed materials would be in keeping with the host dwelling and it is therefore considered the development would not detract from the appearance of the host dwelling and appear harmful to the character and visual amenities of the local area.

7.2 Residential Amenity - Acceptable

- 7.2.1 Policy 37 of the BLP 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 main impact of the proposed dormer would be with regards to No.5 to the west of the application property. However, given the separation distance between the properties there is not considered to be a significant loss of light or outlook to this neighbouring property. The dormer would introduce four tall, narrow windows facing this neighbouring property which would serve the stairwell and a bedroom. These two windows would be obscure glazed and non-opening.

- 7.2.3 The side dormer windows are considered relatively modest in size and are not considered to cause any undue harm to either neighbour through over development, loss of prospect or privacy. No objections have been received from neighbours.
- 7.2.3 Given the relationship between the dwellings being at a slight angle, and the separation distance between the houses (approximately 8m) it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise..
- 7.2.4 The side dormer windows are considered relatively modest in size and are not considered to cause any undue harm to either neighbour through over development, loss of prospect or privacy. No objections have been received from neighbours. However, it is recommended that the remaining two windows on the dormer also be opaque and non-opening by condition.
- 7.2.5 Having regard to the scale, siting, separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise complying with Policy 37 of the Bromley Local Plan.

8. CONCLUSION

- 8.1 Having regard to the above, it is considered that the proposed development is acceptable.
- 8.2 The scale and design of the proposed extension respects the scale and form of the host dwelling and that of surrounding development and would be detrimental to the character and appearance of the area within which it lies.
- 8.3 The proposed development would not give rise to a significant loss of residential amenity to neighbouring occupiers.
- 8.4 The proposed development would therefore comply with Policies 6, 8 and 37 of the Bromley Local Plan.
- 8.5 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

Subject to the following conditions:

- 1. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. In accordance with approved plans**
- 4. Dormer windows to side elevation to be opaque and non-opening**
- 5. No additional flank windows**

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