

Committee Date	06/01/2022	
Address	7 Pickhurst Rise West Wickham BR4 0AA	
Application Number	21/04867/FULL6	Officer - Andrea Templeton
Ward	West Wickham	
Proposal	Single storey rear extension	
Applicant	Agent	
Mr & Mrs Ashmore	Nick McAdam	
7, Pickhurst Rise West Wickham BR4 0AA	Mayfield Lodge, 4 Kingswood Road 4 Kingswood Road Shortlands BR2 0HQ	
Reason for referral to committee	Councillor call in	
	Outside delegated powers	

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 scale and design of the proposed extension would respect the scale and form of the host dwelling and that of surrounding development.
- 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. 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 permission for a single storey rear extension.
- 3.2 The proposed single storey rear extension would measure a maximum depth of approximately 4.7m in depth by 10m in width. The existing garage will be demolished as part of the scheme.
- 3.3 The proposed extension will include two roof treatments – the main part of the extension will measure 4m deep x 6m wide and will have a flat roof with a height of approximately 3.1m. A large rooflight is proposed within the flat roof of the extension.

- 3.4 The smaller section of the extension measuring approximately 4.7m deep and 3.7m wide will have a tiled pitched roof with a maximum height of 4.3m and an eaves height of 2.7m. The pitched roof will be inset with two rooflights.
- 3.5 The extension will have a painted render finish and will include a set of bifold doors as well as a picture window and casement window within the rear elevation.



Figure 2: Existing Front and Rear Elevations



Figure 3: Proposed Front and Rear Elevations

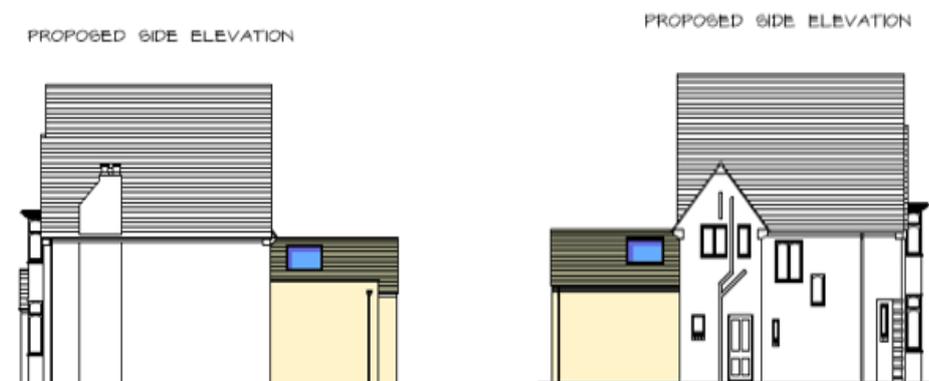


Figure 4: Proposed Side Elevations

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 received

C) Adjoining Occupiers

Nearby owners/occupiers were notified of the application and no representations were received.

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
- 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 is to erect a single storey extension to the rear of the main building. Given the orientation of the dwelling in its plot, its distance from the street and the current mature hedging, the proposed extension would have a limited impact on the visual amenities of the street scene.

- 7.1.8 Both neighbouring properties have existing rear extensions, so the proposed development is in keeping with the character of the area. The single storey rear extension at No.5 was approved in 2015 and is of a similar size to that proposed at no.7. The rear conservatory extension at No.9 is more modest and measures 3.5m deep and 4 m wide and sits on the eastern side of the plot.
- 7.1.9 The proposed dimensions of the new extension are in keeping with the size and scale of the main property. It would have a modest roof design which helps to ensure the structure remains subservient to the main building. No new windows are proposed for the flank elevations and the proposed windows will look onto the good-sized rear garden. In addition, it would be finished in materials that complement the existing dwelling.
- 7.1.10 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not appear out of character with surrounding development or the area generally.

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 Nos. 5, 7 and 9 Pickhurst Rise, are all detached properties dating from the 1930's each property sits squarely on its plot with a good separation distance. Both of the neighbouring properties has been extended – No.5 was extended in 2015 with a single storey rear extension of a comparable size to that proposed at No.7. The proposed rear extension would maintain approx. 2.8m from the boundary shared with No.5 Pickhurst Rise. It would not project beyond the rear of the existing building. As such, there are no significant concerns with regards to the potential impact to the amenities of this property.
- 7.2.3 With regards to the neighbouring property to the east, No.9, the proposed rear extension will maintain approximately 1m separation to the shared boundary. Whilst the proposed rear extension will project approximately 2.5m beyond the rear elevation of this property, given the separation distance of almost 3m and that No.9 sits further back in its plot, it is not considered to result in a detrimental impact on the amenities of this neighbouring property, with regards to loss of light, outlook or visual amenity.
- 7.2.4 In addition, the dimensions of the proposed extension are respectable and unlikely to hugely impact the amenities of this neighbour. When considered together with the orientation, there are no substantial concerns with regards to the impact the extension would have to the enjoyment of no.9.
- 7.2.5 No objections have been received from either neighbour.

7.2.6 Accordingly, having regard to the scale, siting, separation distance, and orientation, it is considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would not arise.

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 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**

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