

Committee Date	17.02.2022	
Address	Lawnside St Georges Road Bickley Bromley BR1 2LB	
Application Number	21/04139/FULL6	Officer - Emily Harris
Ward	Bickley	
Proposal	Two storey front extension, part one/two storey rear extension, addition of two first floor rear Juliet balconies, construction of second floor inset balcony with walk-on flat rooflight, cantilevered porch/carport, conversion of garage into habitable space, elevational alterations to the front, rear and side elevations including the addition of one window to the first floor side elevation and two side rooflights.	
Applicant	Agent	
Mr & Mrs Patel	Mr Provejs	
Lawnside St Georges Road Bickley Bromley BR1 2LB	251 Eltham High Street Eltham SE9 1TY	
Reason for referral to committee	Councillor call in	
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 13</p>
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Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	5~	4~	-1
Disabled car spaces	0	0	0
Cycle	0	0	0

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 15th October 2021.
Total number of responses	2
Number in support	0
Number of objections	2

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 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 large detached dwellinghouse located on the western side of St Georges Road, Bickley. The property is not listed and does not lie within an area of special designation. The surrounding dwellings are predominantly detached dwellings on generous plots of land and are of differing character and design.

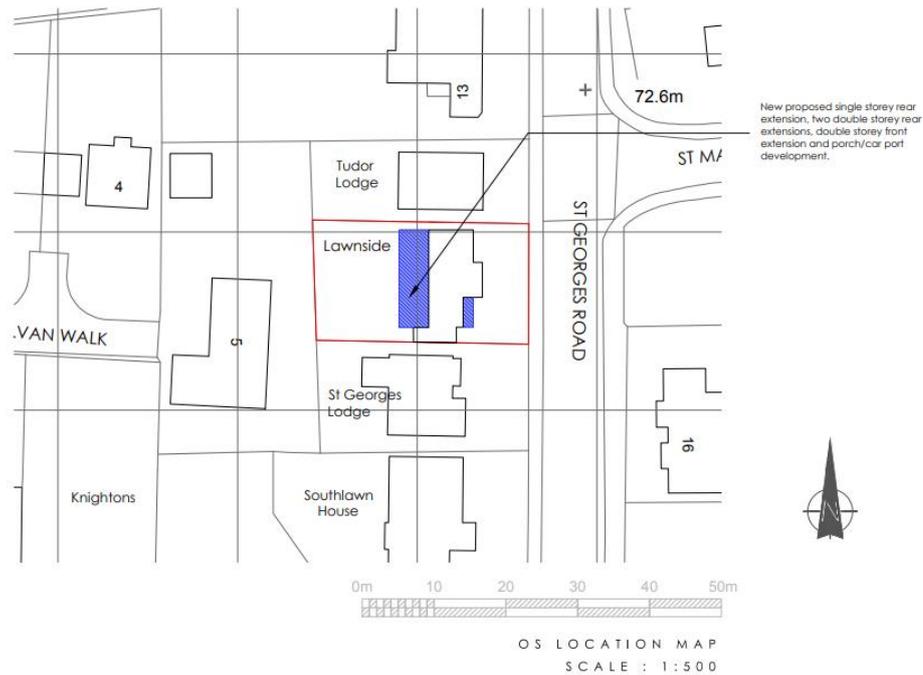


Figure 1: Site location plan

3. PROPOSAL

The proposal seeks planning permission for the following:

- A two storey rear extension with a depth of 4m. The extension would have a flat roof with a height of 5.8m. The first-floor element of the extension would be constructed from treated/tanalised timber cladding and the ground floor element would be constructed from white render.
- Between the two storey rear extensions, a terrace area is proposed above the proposed single storey rear extension with a glass balustrade.
- A two storey first floor front extension is proposed with a forward projection of 1.4m and a width of 4.1m.
- A car port/canopy porch area is proposed over the existing bin/bike store and would wrap around the host dwelling to the front of the dwelling. The car port would have a proposed cantilevered overhang with metal fascia around. The car port would have a depth of 2.8m and a width of 7m.
- A new access door is proposed to the side elevation providing access to a cloakroom.
- At first floor level an obscure glazed window is proposed to both side elevations.
- To the front, elevation alterations are proposed including the replacement of the windows with dark grey windows (RAL 7016 anthracite grey).



Figure 2: Existing front and rear elevations.



Figure 3: Proposed front and rear elevations.

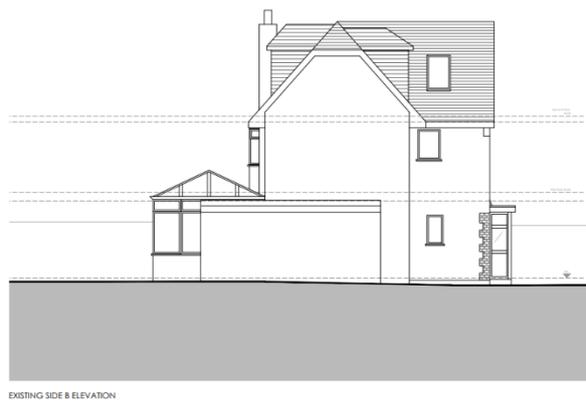


Figure 4: Existing side elevations

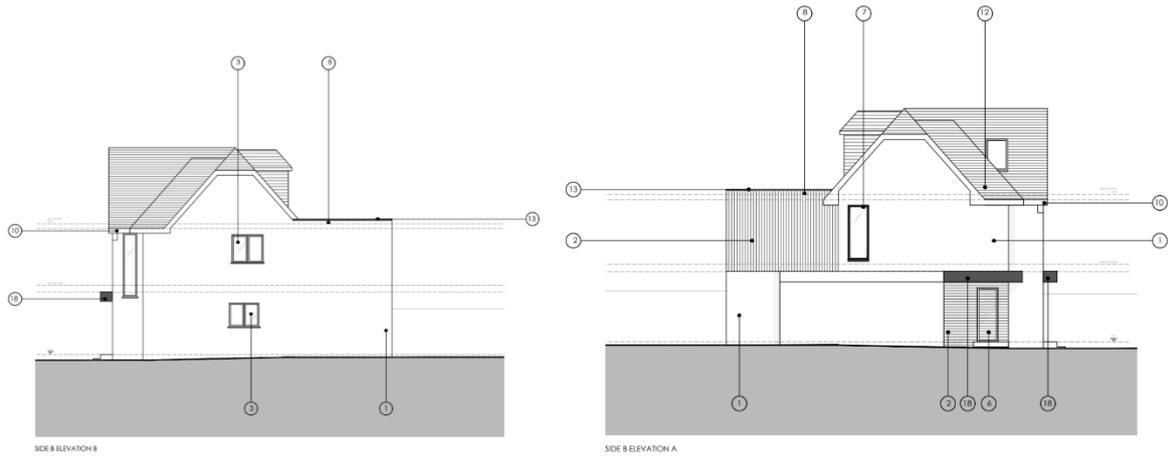


Figure 5: Proposed side elevations



Figure 6: Photo of front elevation



Figure 7: Photo of rear elevation

4. RELEVANT PLANNING HISTORY

The following relevant planning history was found on the scheme:

- 99/03521/FULL1 - Front and rear dormer extensions – Permitted.

5. CONSULTATION SUMMARY

A) Statutory

- Highways – **No objection** - St Georges Road is unmade and recorded as an unadopted highway. The existing garage is being removed but there is parking for a number of cars on the frontage. I would have no objection to the application. There is an amount of work proposed on the property including 2 storey extensions so there are likely to be a number of large delivery vehicles accessing the site Please include the following condition in any permission PC15 repairs to damaged roads (St Georges Rd).

B) Local Groups

None

C) Adjoining Occupiers

- Large increase in square meterage of the proposal. The size and scale of the property is very large.
- The bulk and scale of the development is out of character with the street scene and will be detrimental to the surrounding properties.
- The car port to the front is too small for vehicles to get under so will be redundant for that use and by taking away the existing garage.
- Loss of outlook and view from St Georges Lodge, St Georges Road.
- The designs and roof plans are untidy and messy with multiple dormers and window type.
- Velux roof lights on the first floor create a loss of privacy into both adjoining properties.
- Two offices indicate a potential commercial use.
- The balcony to the rear and the Juliet balconies create a loss of privacy to both adjoining neighbours by overlooking.
- Damage to the host dwelling disturbance and potential damage to adjacent buildings in close proximity need to be planned to minimise disruption).

The full text on comments received are on file.

6. POLICIES AND GUIDANCE

National Policy Framework 2021

The London Plan

- D1 London's form and characteristics
- D4 Delivering Good Design

Bromley Local Plan 2019

- 6 Residential Extensions
- 30 Parking
- 37 General Design of Development

7. ASSESSMENT

7.1 Design – Layout, scale height and massing - Acceptable

- 7.1.1 The two-storey rear extension would have a flat roof which would sit below the existing dormers. Whilst this flat roof is less preferable than a pitched roof from a design perspective, a pitched or hipped roof in this instance would not be possible because of the dormers (granted under ref. 99/03521/FULL1). The initial drawings for the proposal also indicated a two-storey side extension which resulted in a loss of symmetry at the rear. However following advice from the Council's Urban Design Officer, revised plans were received with this two-storey side element removed. The proposed extension would therefore maintain the side space either side of the dwelling and would not compromise the special standards of the area.

- 7.1.2 The proposed two storey rear extension would be constructed from tanalised timber cladding with dark grey windows which would be a modern addition. Whilst the rear of element of the extension would result in a significant enlargement of the host dwelling, the two-storey rear extension would have a limited visual impact on the character of the street scene by reason of its location at the rear of the dwelling.
- 7.1.3 A rooflight is proposed to the front roofslope. There are examples of rooflights in the surrounding area and the location and size of the rooflight is considered acceptable and would not clutter the front roofslope.
- 7.1.3 With regards to the two-storey front extension, this element would have a forward projection of 1.4m. It would have a pitched roof which would complement the character and form of the host dwelling, and would retain a degree of symmetry. It would also be set back from the front elevation by approximately 1.3m so as to retain subservience to the host dwelling.
- 7.1.4 A vaulted ceiling window is also proposed on the front elevation which would be a modern addition which would not detract from the character of the host dwelling. There are a variety of styles of property within St. Georges Road. The proposed car port would have a cantilevered overhang with metal fascia around which would match the proposed metal fascia over the front door and the front windows. Therefore, whilst the materiality and fenestration of the existing house would be completely altered, this is not considered unacceptable when viewed in the context of the streetscene.

7.2 Highways – Acceptable

- 7.2.1 St Georges Road is unmade and recorded as an unadopted highway. The existing garage is being removed but there is parking for a number of cars on the frontage. There is therefore no objection from a highways perspective. In addition, there is likely to be a number of large delivery vehicles accessing the site and as such the Highways Officer has requested the inclusion of the condition PC15 repair to damaged roads (St Georges Road). The highways officer also recommended the inclusion of an informative with regards to the maintenance of the adopted street.

7.3 Neighbourhood Amenity – Acceptable

- 7.3.1 The proposed two storey rear extension would have a significant depth of 4m. The dwellings either side have a deeper footprint than the host dwelling. Given the relationship of the three dwellings, the proposed rear extension would not project beyond the rear windows of either neighbouring property (see Figures 8). As such there is not considered to be a detrimental impact as a result of the part one, part two storey rear extensions.

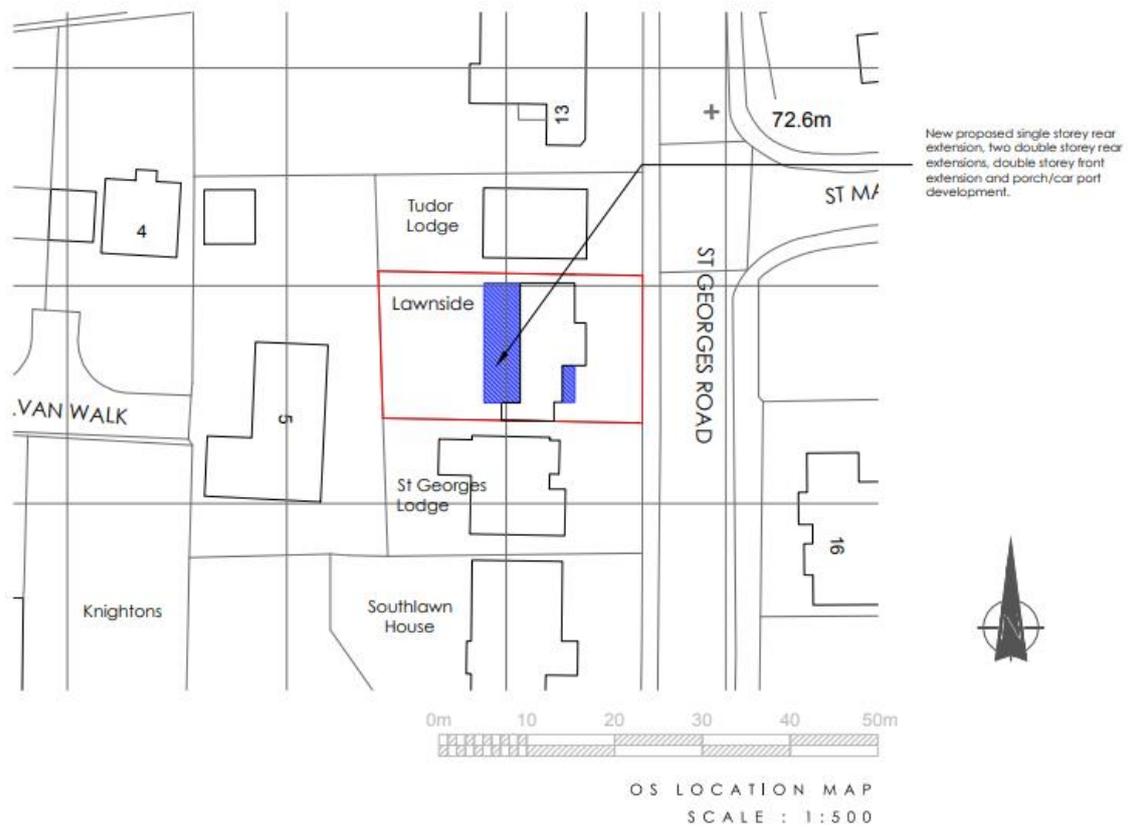


Figure 8: Proposed Block Plan

7.3.2 Concern was also raised from a neighbour regarding potential overlooking from the proposed first floor terrace area over the single storey rear extension. Any views from the area would largely be obscured by the proposed two story rear extensions as seen in Figure 9. The distance between the proposed terrace and neighbouring dwellings is substantial enough so that, when in normal domestic use, it would not result in any greater noise, disturbance and light pollution than the outside terraces and dining areas evident in the gardens of the neighbouring gardens. As such, there is not considered to be any levels of noise, or opportunities for overlooking, which would be worse than those expected in a residential setting such as this.

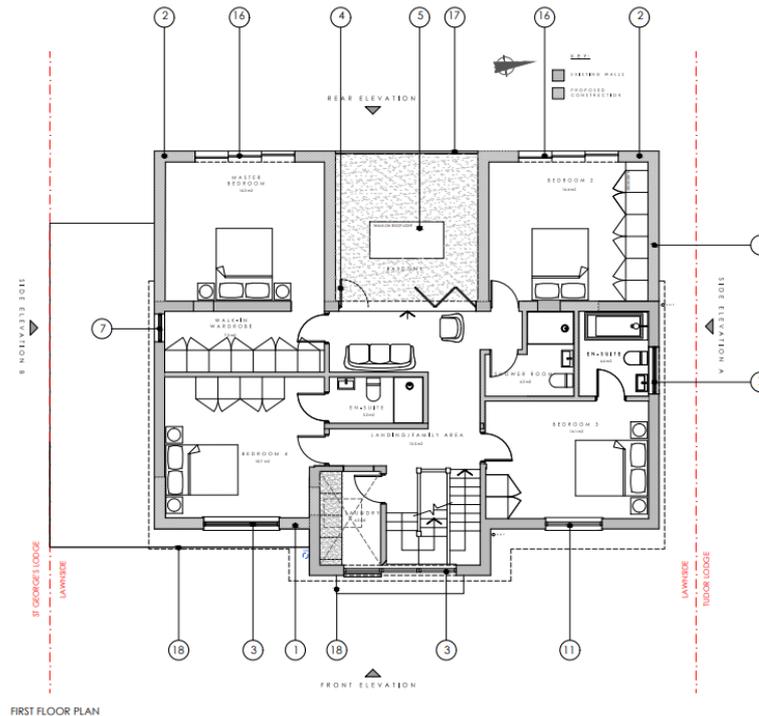


Figure 9: First floor plan

7.3.3 A first floor flank window is proposed to either side elevation which are shown to be obscure glazed. A rooflight is also proposed to the side roofslope. Subject to the imposition condition regarding the use and retention of obscure glazing to the proposed first floor side window and side roofslope, it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise. The main outlook of the extensions would continue to be to the front and rear of the building where there would be limited additional harm by reason of overlooking.

7.3.4 The proposed first floor front extension would have a relatively modest forward projection of 1.4m which would be set back from the front elevation by approximately 1.3m. The first floor front extension would be set away from the front windows of St Georges Lodge to the south by approximately 4.5m. Therefore, given the modest forward projection, and the separation distance, it is not considered that the proposed extension would result in a detrimental impact so as to warrant refusal.

7.3.5 An objection was also received regarding potential overlooking as a result of the addition of a door to the side at ground floor level. This door would provide access to a cloakroom for the occupants of the property. While the objection is acknowledged a door in this location is not considered to cause an adverse impact on the neighbours amenity

7.3.6 The proposal includes the addition of two rooms which would be used as offices. Concern was raised with regards to the potential use of the building for commercial purposes. Workspaces are commonplace in many homes. The size of the rooms are ancillary to the main use of the dwelling which is laid out

as a single family dwellinghouse. A change of use of the building would require planning permission.

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 host dwelling or the surrounding 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. Materials in Accordance with Approved Plans
3. Compliance with Approved plans
4. Obscure Glazed First Floor Windows and Side Rooflight
5. Road Condition Survey

Informatives:

Given the status of St Georges Road as an unadopted street, the applicant should be advised via an informative attached to any permission, that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. The applicant should, therefore, also be advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which St Georges Road is laid out.