

Committee Date	21.04.2022		
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, 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	Call-In	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"> • Neighbours were notified of the revised plans on 22/03/22. 	
Total number of responses	2	
Number in support	0	
Number of objections	2	

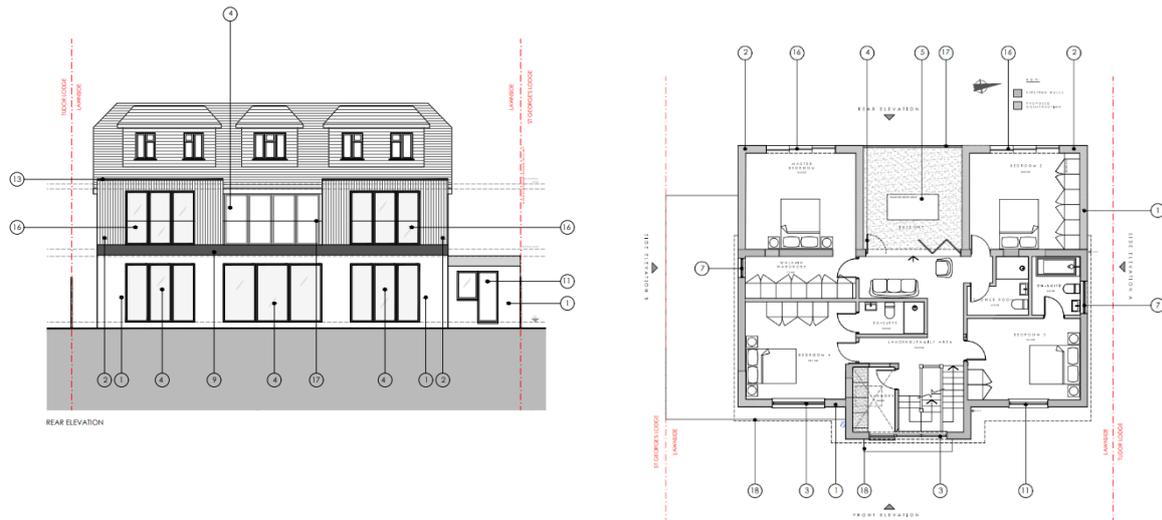
UPDATE

The application was deferred from Plans Sub-Committee 2 on 17/02/22 to ask the applicant to revise the design of the scheme. Members recommended that the inset terrace and rear Juliette balconies be removed.

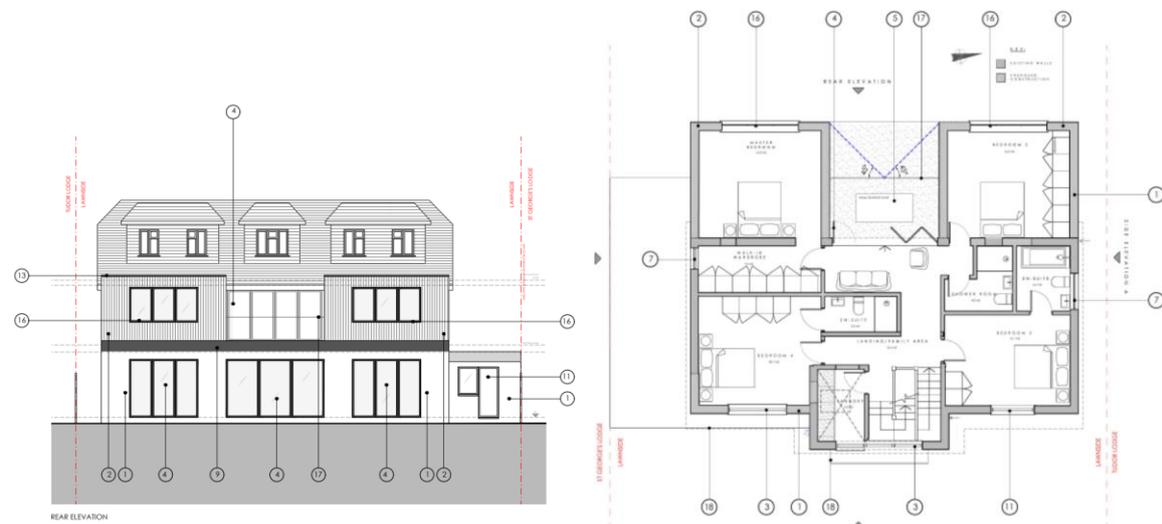
Revised drawings were received on 17/03/22 (Drawing P01 REV.C Proposed Ground Floor Plan; P02 REV.C Proposed First Floor Plan; P03 REV.C Proposed Second Floor Plan; P04 REV. C Proposed Roof Plan; P11 REV. C Proposed Front Elevation; P12 REV. C Proposed Rear Elevation; P13 REV. C Proposed South Side Elevation).

The depth of the rear terraced area has been reduced to a depth of 2m and 45 degree visibility splays are shown. The two rear Juliette balconies at first floor level have been replaced with windows. No changes have been made to the side or front elevations.

The neighbouring amenity section and design section have been amended accordingly and images within the report have been updated to reflect these changes, and to address the neighbour's concerns.



PREVIOUSLY APPROVED REAR ELEVATION AND FIRST FLOOR PLAN



REVISED REAR ELEVATION AND FIRST FLOOR PLAN

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 two 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 with a depth of 2m 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).



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Figure 2: Existing front and rear elevations.



FRONT ELEVATION



REAR ELEVATION

Figure 3: Proposed front and rear elevations.



EXISTING FRONT ELEVATION



EXISTING SIDE B ELEVATION

Figure 4: Existing side elevations

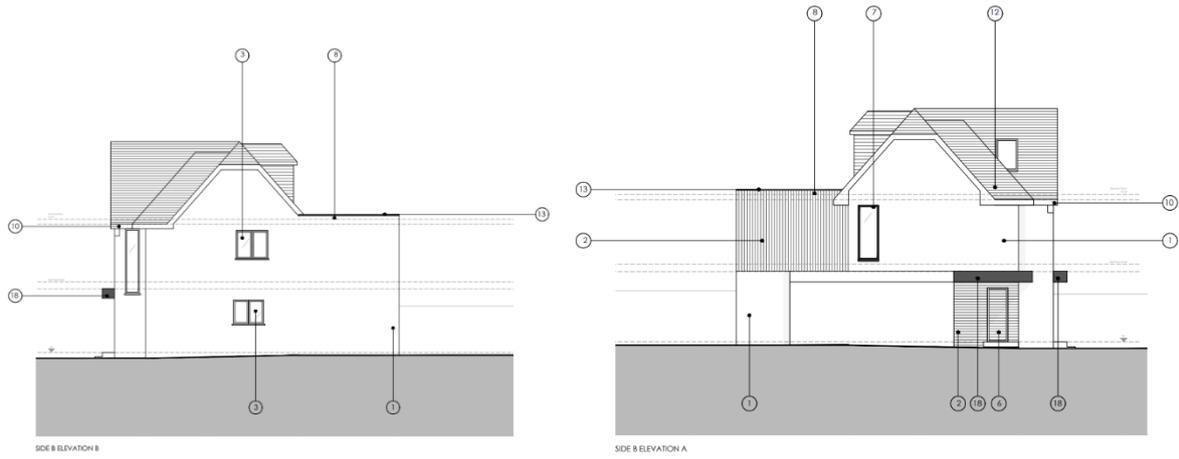


Figure 5: Proposed side elevations



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).
- Trees – **No objection**

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.
- Creation of office space would put pressure on parking.
- Damage to the host dwelling disturbance and potential damage to adjacent buildings in close proximity need to be planned to minimise disruption).
- Loss of light to Tudor Lodge to the north.
- Loss of privacy to house and garden of Tudor Lodge.
- Overbearing character of the rear extension.
- Impact of the increased density of use.
- Concern over arrangements for parking.
- Loss of light and outlook to the four windows on the southern elevation of Tudor Lodge.
- The two storey front extension would extend beyond the front line of the properties in the road.
- Flat roof would be at odds with the style of the host dwelling.
- The side windows should be fixed shut as well as obscure glazed.
- The neighbouring properties were built following planning permission granted to the then freeholder Lawnside and sit in close proximity to each other.

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 flat roof design of the proposal would also not be seen from the front elevation. The initial drawings (submitted 16/08/21) 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 (Tudor Lodge to the north, and St. Georges Lodge to the south) 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.

7.3.2 Concern was raised over the depth of the proposed two storey rear extension resulting in overshadowing and loss of outlook to the property to the north Tudor Lodge. It is acknowledged that there are obscure glazed windows on the southern side of Tudor Lodge which serve a bathroom and an en suite shower room at first floor level, and a door to the kitchen at ground floor level. However, these are classed as non-habitable rooms, and as such the impact on them is not considered significant to warrant refusal. With regards to the side window which serves a lounge, this is a secondary window and the lounge is also served by a set of doors to the rear elevation. Therefore, whilst there would be a loss of outlook to this side window, this room would still be served by the rear doors. Therefore the impact on these side windows is not considered significant enough to warrant refusal.



Figure 8: Proposed Block Plan

7.3.3 Concern was also raised from a neighbour regarding potential overlooking from the proposed first floor terrace area over the single storey rear extension.

7.3.4 Concern was raised with regards to potential overlooking as a result of the raised terrace area and the scheme has been amended to reduce the size of the terrace area. The drawing has also been annotated to show that there would not be any opportunities for overlooking as a result of the raised terrace area. 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.

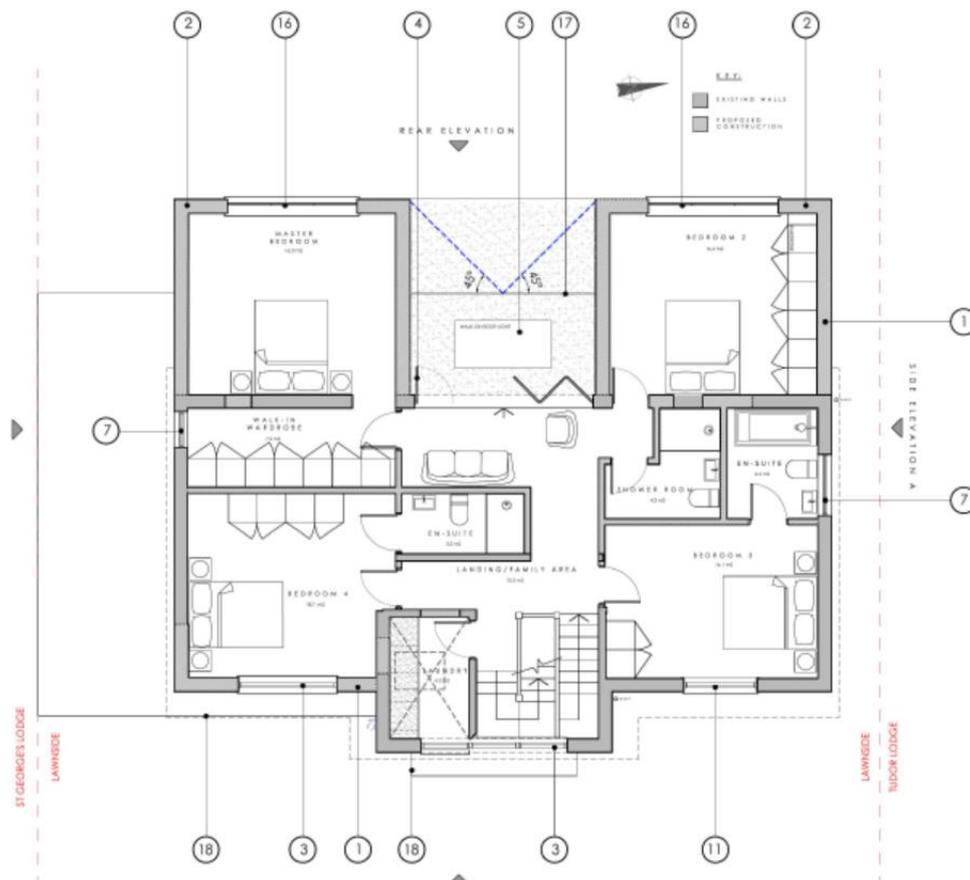


Figure 9: First floor plan

7.3.5 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. This condition also specifies that the window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

- 7.3.6 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.
- 7.3.7 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
- 7.3.8 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.
- 7.3.9 An objection was also received regarding the potential use of the flat roof of the two storey rear extension as a balcony for sitting out. The proposal does not include the addition of a raised terrace above the two storey rear extension. If this was to be proposed at a later stage then planning permission would be required. Nevertheless, a condition will be recommended that no access is provided to the flat roof of the single storey rear extension to prevent it being used as a balcony, it is therefore considered the development would not harm the privacy of neighbouring residents.
- 7.3.10 Concern was also raised with regards to disruption as a result of building works. Building work of this type and level are common in residential areas and would not require construction to be managed within the planning process i.e by construction management plan. Any damage to private property is considered to fall outside the planning remit and is considered to be a private/civil matter.
- 7.2.11 An objection was also received regarding the loss of trees and shrubs. For completeness, the Council's Tree Officer was consulted who raised no objection to the proposal.

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/Fixed Shut First Floor Windows and Side Rooflight
5. Road Condition Survey
6. Restrict use of flat roof of Two Storey Rear Extension

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.