

Committee Date	1 st September 2022	
Address	11 Hartfield Road West Wickham BR4 9DA	
Application Number	22/02548/FULL6	Officer - Stephanie Gardiner
Ward	Hayes And Coney Hall	
Proposal	Demolition of existing conservatory and replacement with single storey rear extension. RETROSPECTIVE	
Applicant	Agent	
Mr Harjit Kang 183-189 The Vale London W3 7RW	Mr Thomas Rumble The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT	
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Permission
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KEY DESIGNATIONS Article 4 Direction

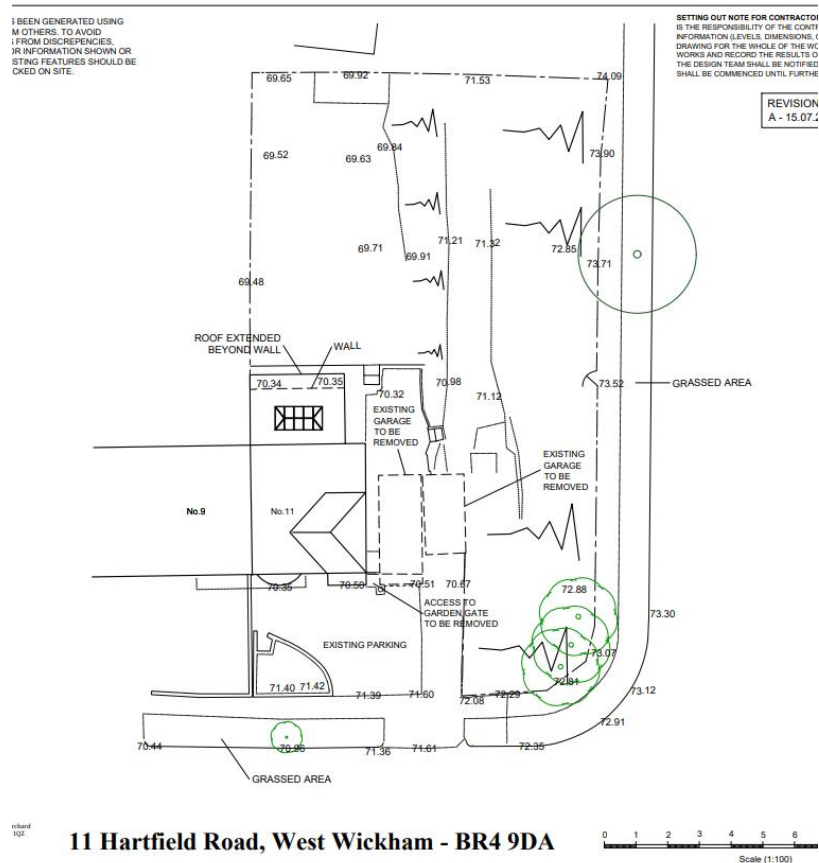
Representation summary	<i>Letters were sent to neighbouring residents.</i>
Total number of responses	1
Number in support	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The size and design of the replacement extension is acceptable and would not result in harm to the character and appearance of the dwelling or neighbouring amenities.

2. LOCATION

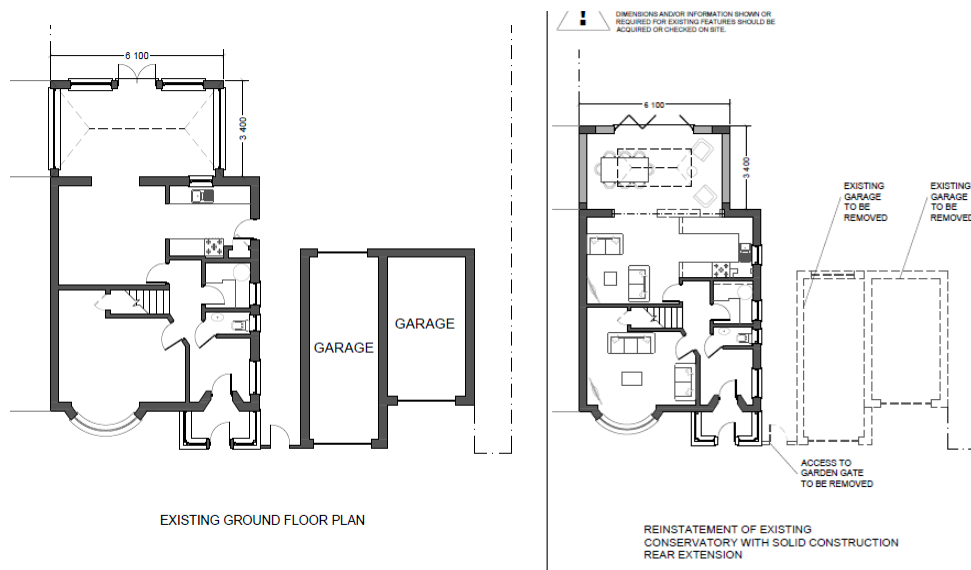
2.1 The application property is a two-storey semi-detached residential dwelling, which is located at the corner of Hartfield Road and Hartfield Crescent. There were two existing garages to the north side of the property. Significant ground clearance has been undertaken on the land surrounding the property including the removal of garages. The extension which is the subject of the current application has already been substantially erected. The ground level of the site rises to the north towards Hartfield Crescent.



3. PROPOSAL

3.1 The application seeks retrospective permission for the construction of a replacement single storey rear extension. The proposal originally sought permission for the removal of garages, but officers are of the view this does not require

planning permission and this has therefore been removed from the description of development.



4. RELEVANT PLANNING HISTORY

- 4.1 22/02420/FULL1 - Works to existing dwelling, demolition of existing outbuildings, proposed erection of 2 no. detached dwellings with associated amenity space, cycle / bin storage and parking, including installation of new vehicular crossovers. Currently Invalid.

5. CONSULTATION SUMMARY

A) Statutory

Highways – No objection

The development would result in the loss of parking, however there are other spaces within the curtilage and when having regard to the small-scale nature of the development no objections.

B) Adjoining Occupiers (addressed in Para. 7 - 8)

- A large tree to the front has been felled. Concerns about whether this was protected.

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 published on 24 July 2018 and updated on 19 February 2019 and again in 2021.

6.4 The development plan for Bromley comprises the London Plan (March 2021) and Bromley Local Plan (Jan 2019).

London Plan (March 2021)

- D4 Delivering good design
- D5 Inclusive design
- G7 Trees and woodlands
- SI1 Improving air quality
- SI12 Flood risk management
- SI13 Sustainable drainage

Bromley Local Plan (January 2019)

- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 37 General design of development
- 73 Development and Trees
- 116 Sustainable Urban Drainage Systems (SUDS)
- 123 Sustainable Design and Construction

Supplementary Planning Guidance

SPG1 General Design Principles

SPG2 Residential Design Guidance

7. ASSESSMENT

The main issues relating to the application are:

- Design
- Neighbouring Amenity
- Highways
- Trees

Design - Acceptable

- 7.1 The proposal includes the construction of a replacement single storey rear extension, which measures 3.4m in depth. It replaces a conservatory of an identical footprint. The extension is contained to the rear of the property. The size and design is appropriate to the dwelling and site in general. When having regard to the existing development, location of the proposal and design it is not considered the extension would result in unacceptable harm to the character and appearance of the dwelling or area in general. The proposal would therefore be in accordance with Policy 6 and 37 of the Bromley Local Plan (BLP).

Neighbouring Amenity - Acceptable

- 7.2 In relation to neighbouring amenity the main impact would be on the adjoining semi-detached property at 9 Hartfield Road to the southeast. This neighbour benefits from a single storey rear extension. The proposed replacement extension would adjoin the common boundary. It would have a more solid appearance than the existing conservatory, however when having regard to the orientation of the development/site, depth of the property and neighbouring development it is not considered that the proposal would result in unacceptable harm to the visual or residential amenities of this neighbour. The proposal would therefore be in accordance with Policy 37 of the BLP

Highways - Acceptable

- 7.3 The proposal includes the removal of a detached garage to the side. However, both garages have been removed. No objections have been raised from a Highways perspective and there appears to be no planning history or planning grounds preventing their demolition. It is not considered the removal of these garages would constitute 'development' requiring the need for planning permission. Parking would still be available on the frontage and the surrounding roads also have on-street parking availability. When having regard to the scale of the proposed works, it is not considered the proposal would result in an unacceptable highway impact

Trees- Acceptable

- 7.4 Policy 73 of the Bromley Local Plan states that proposals for new development will be required to take account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.
- 7.5 Several trees and shrubs have been cleared on the land surrounding the property. This appears to be in relation to a currently invalid planning application, which is for the erection of two dwellings to the rear of the site and not in respect of the current application. However, the trees were not protected by any specific designation, which would have prevented their removal and 3 mature trees are retained on the site's frontage, adjacent to the boundary. No objections have been raised on Arboricultural grounds. The impact on trees is therefore considered to be acceptable.

8. CONCLUSION

- 8.1 The proposal is considered acceptable in design terms and would not result in harm to the character and appearance of the property or street scene in general. The impact on neighbours, trees and the highway are also considered acceptable.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

SUMMARY OF CONDITIONS AND INFORMATIVES

Standard Condition(s)

1. **Time limit of 3 years**
2. **Drawing number**

Compliance Conditions

3. **Materials in Accordance with the Plans**

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