

Committee Date	27.10.2022		
Address	30 Marlings Park Avenue Chislehurst BR7 6QW		
Application Number	22/02557/FULL6	Officer - Joshua Veeranna	
Ward	Chislehurst		
Proposal	Part one/two storey rear extension, roof alterations to existing single storey at rear and elevational alterations to host dwelling including at main roof level, to link existing roof with proposed roof over two storey extension at rear.		
Applicant		Agent	
Mrs Purvi Patel		David Wylie	
Flat 36 Trafalgar Court Wapping Wall London E1W 3TF		28 Halesworth Road Ladywell London SE13 7TN	
Reason for referral to committee	Call-In		Councillor call in Yes

RECOMMENDATION	PERMISSION
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KEY DESIGNATIONS Area of Special Res. Character Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 17

Vehicle parking	Existing number of spaces	Total proposed spaces including retained	Difference in spaces (+ or -)
Standard car spaces	2	2	0

Representation summary	<i>Neighbours were notified of the application by letter dated 26th July 2022</i>	
Total number of responses	7	
Number in support	3	
Number of objections	4	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a significant loss of amenity to local residents
- The development would not impact detrimentally on the character of the area, including the ASRC.

2. LOCATION

- 2.1 The application property is located on the north-western side of Marlings Park Avenue and is host to a detached dwelling. The local area is composed of large properties, of different styles. The site is not in a conservation area, nor is it listed. The lies within the Marlings Park Estate Area of Special Residential Character.

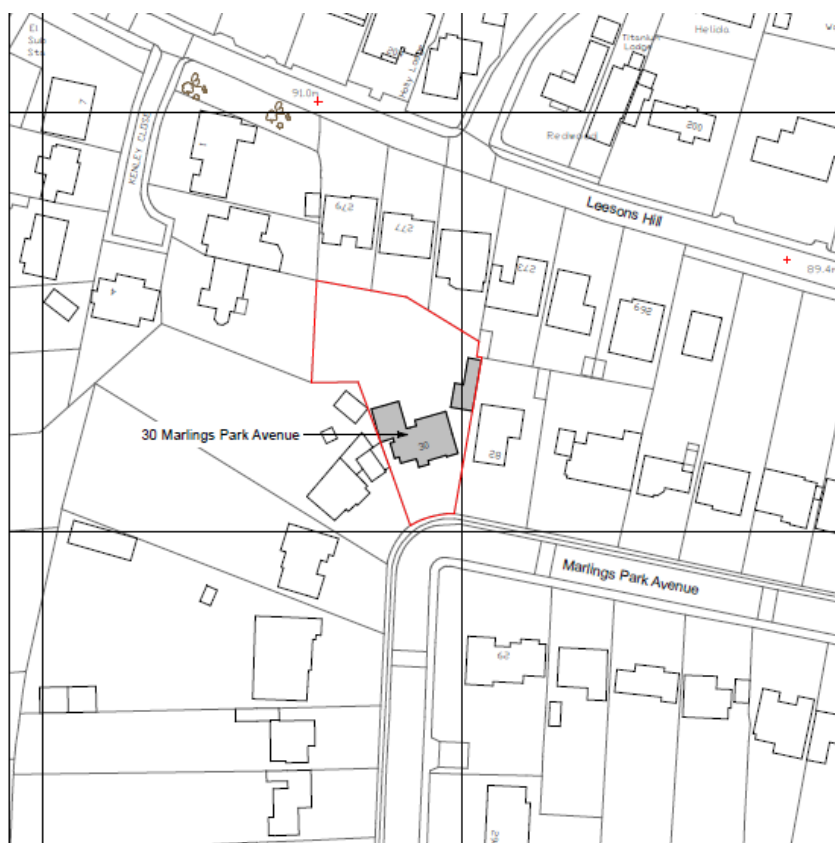


Figure 1 – Site location Plan



Image 1 – Existing rear elevation

3. PROPOSAL

- 3.1 Part one/two storey rear extension, roof alterations to existing single storey at rear and elevational alterations to host dwelling including at main roof level, to link existing roof with proposed roof over two storey extension at rear.



Figure 2 – Proposed Block Plan

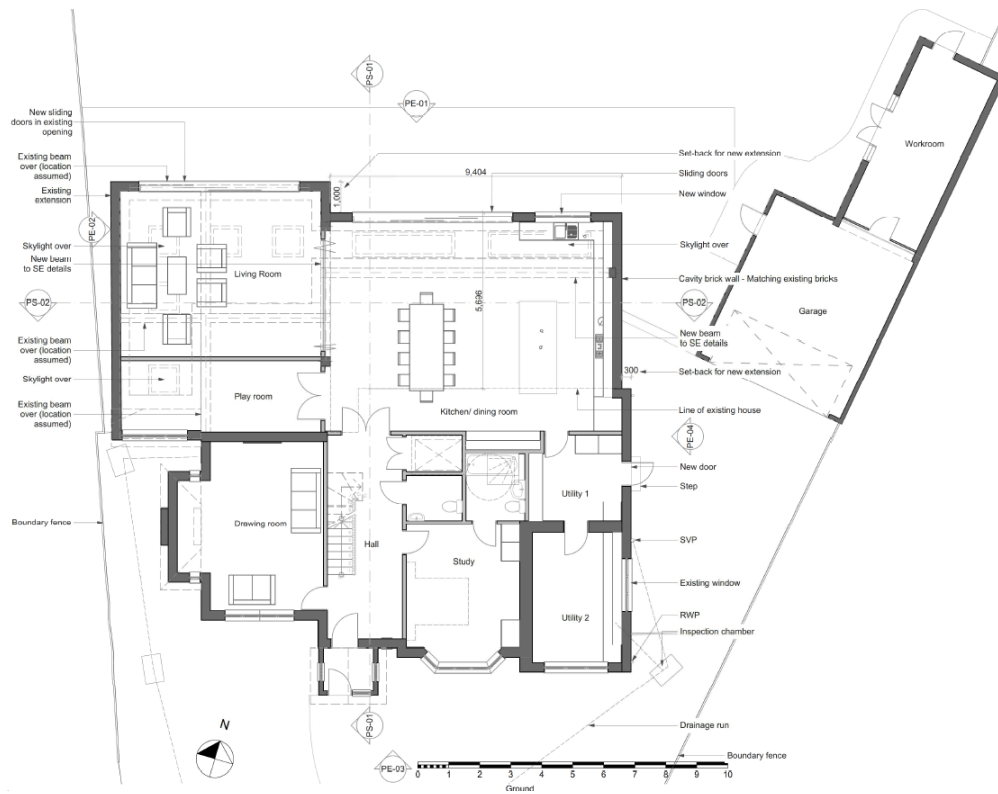


Figure 3 – Proposed Ground Floor Plan

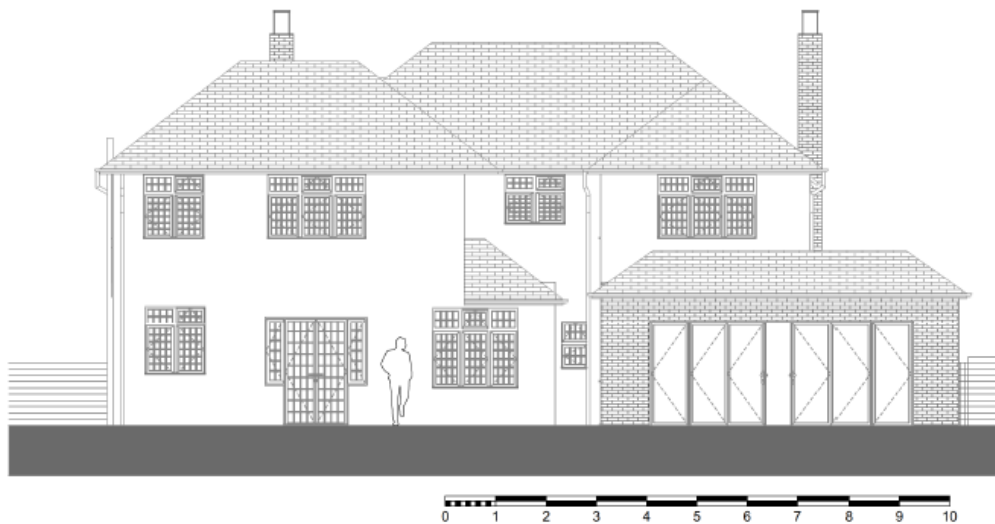


Figure 4 – Existing Rear Elevation

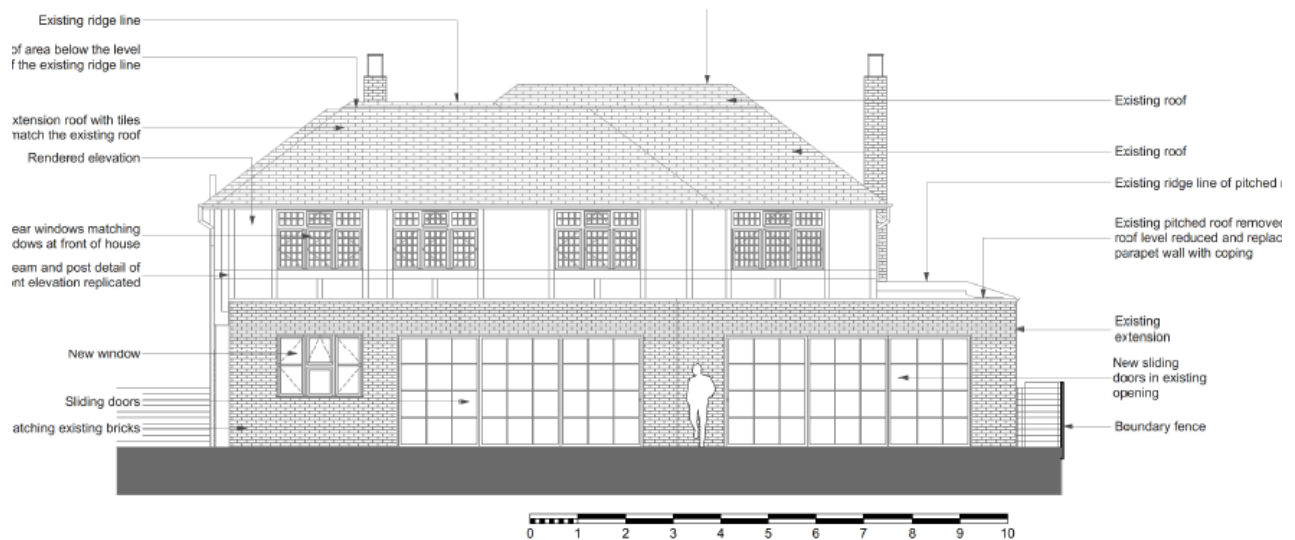


Figure 5 – Proposed Rear Elevation

4. RELEVANT PLANNING HISTORY

- 4.1 11/00249/FULL6 - First floor side and rear extension and elevational alterations (Amendment to permission ref. 08/03151 to include enlarged first floor rear extension) - Permitted
- 4.2 08/03151/FULL6 - First floor rear extensions - Permitted
- 4.3 84/02196/FUL - FRONT PORCH DETACHED HOUSE - Permitted

5. CONSULTATION SUMMARY

A) Statutory

No consultations were undertaken.

B) Local Groups

5.1 The Chislehurst Society made the following comments in objection:

- Extension is excessive in size for the existing house and plot
- May affect light and amenity, in particular to the bungalows at the rear and is completely out of scale with those properties

C) Adjoining Occupiers

- 5.2 Nearby owners/occupiers were notified of the application 7 representations have been received. The comments can be summarised as follows:

Objection

Residential amenity (responded to in Section 7.2)

- Issues with overlooking
- Issues with noise
- Design issues
- Impact on privacy
- Loss of light

Design and impact on character (responded to in Section 7.1)

- Excessive size/mass

Support

- Would make the house in keeping
- No objection

6. POLICIES AND GUIDANCE

National Policy Framework 2019

NPPG

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 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

- 7.1.2 Policies 6 and 37 of the Bromley Local Plan (BLP) and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.
- 7.1.3 At ground floor, the proposal will project approximately 5.7m from the existing rear of the property, and will be 9.4m wide. It will be set back from the existing rear extension/building line by 1m. At ground floor, the proposal will feature a flat roof, and will be approximately 3m at the highest point.
- 7.1.4 At first floor, the proposal will be approximately 7m at the highest point, and 5m to the eaves. The proposal will be set down from the main roof ridge line, and will not be visible in full from Marlings Park Avenue. The development will project roughly 3.9m from the existing building line, and will constitute a partial infill. The extension will be set in from the side elevation by approximately 0.3m.
- 7.1.5 The rear development will closely match the prevailing character of the property. The design direction of the side elevation has also been carefully considered. The first floor will be rendered, and will match the main house with decorative black beams.
- 7.1.6 The development meets Policy 6 of the Local Plan, with specific reference to point a, which relates the scale, form and materials of construction respecting or complementing those of the host dwelling and is compatible with development in the surrounding area. Although consisting of development that adds around 90sqm of floor space to the property, it is noted that the massing and scale of the property is not considered to be excessive in this instance. The development also respects point b, which states that space or gaps between buildings should be respected or maintained where these contribute to the character of the area. Over 5m has been retained at first floor from the side elevations, and the boundaries shared with 28, and 32 Marlings Park Avenue.
- 7.1.7 Policy 37, with particular reference to points a, and b related to good architectural quality, scale, and appreciation for the street scene has also been addressed. The development is not deemed overbearing, when viewed from Marlings Park Avenue. The development does not significantly disrupt the building lines to the front, side, and rear elevations. A flat roof is proposed at ground floor, which does not introduce incongruous features to the streetscene. Although a flat "crown roof" section is proposed, the new roof will match the existing pitch, and the roof ridges has been merged with the existing property in a sympathetic manner. Similar roof designs with flat sections at first floor are observed at 22, and 26 Marlings Park Avenue.
- 7.1.8 Development proposed in areas designated as Areas of Special Residential Character (ASRCs) will be also required to respect, enhance and strengthen their special and distinctive qualities.

7.1.9 Marlings Park Estate is an area that includes a majority of two storey detached properties set within plots regularly laid out onto long roads. Houses include good size back gardens and front gardens most of which remain open and many of which are landscaped with trees, shrubs and flower beds and/or fronted by low boundary walls. Most houses are of a good quality Neo Tudor architectural or Arts and Craft design which gives pride of place to English vernacular features. Properties typically combine the use of materials such as the use of half timbering and weather boarding, hung tiling, plain or ornamental brickwork or render and are topped with various types of often multilevel roofs adding to their character, including mansard, hip, barn hip and gambrel roofs. In addition to the above assessment, the proposed design also aligns with Policy 44, relating to ASRC areas, as an appropriate material palette and design has been considered.

7.1.10 Having regard to its scale, siting and appearance, the proposal would complement the host property and would not appear out of character with surrounding development or the area generally.

7.2 Neighbouring 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 provision of adequate space and light between buildings and impact on the privacy and amenity of adjoining properties are important factors that require careful consideration. The Council's side space policy normally asks for a minimum 1m side space. However, it should be noted that in areas where there is a greater spatial quality more than 1m side space will be required.

7.2.3 For the extension at first floor, over 5m has been retained at first floor from the side elevations, and the boundaries shared with 28, and 32 Marlings Park Avenue. As such, the proposal will meet section 1.2 of the SPG Residential Design Guidance.

7.2.4 The property occupies a position where both properties 28, and 32 Marlings Park Avenue are orientated away from the site. Due to the orientation of the neighbouring properties, the generous separation distance between the proposal area to neighbouring habitable windows, and the fact the works will primarily protrude from the rear elevation, the proposals will have a limited impact on neighbouring amenity for the occupiers of 28, and 32 Marlings Park Avenue, to the sides of the site area. It is noted that at first floor, the existing windows are to remain in place for the side elevation. As such, additional points for overlooking are not expected to occur on the side elevation.

7.2.5 Given the separation distance of over 20m from the rear of property, and the rear elevation of properties on Leeson's Hill (numbers 275, 277, and 279), and Kenley Close (numbers 2, and 3), little to no impact to neighbouring amenity is expected to occur to the north of the site. As such, the development will not be significantly

overbearing for the occupiers of these properties. Sufficient amenity space will be retained to the rear of the site for the occupiers of the proposal site area.

7.2.6 To the front elevation, the development is set back from the streetscene, and no overlooking is expected to occur.

7.2.7 The case officer has assessed the proposal against the above-mentioned policy in terms of the impact on neighbouring residential properties with specific regard to the above-mentioned criteria. Having regard to the scale and siting of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect or privacy would arise.

7.3 Highways - Acceptable

7.3.1 No highways issues related to loss of parking on site would occur. Car parking spaces to the front of the property will be retained.

7.4 CIL

7.4 The Mayor of London and LBB Community Infrastructure Levy (CIL) is a material consideration. CIL is not payable on this application.

8. CONCLUSION

8.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, including the ASRC.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1. Commencement within 3 years**
- 2. Materials in Accordance with Approved Plans**
- 3. Compliance with Approved plans**

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