

<b>Committee Date</b>	24 <sup>th</sup> November 2022	
<b>Address</b>	17 Coney Hill Road West Wickham BR4 9BU	
<b>Application Number</b>	22/03071/FULL6	<b>Officer:</b> Nicolas Graves
<b>Ward</b>	Hayes & Coney Hall	
<b>Proposal</b>	Erection of a two-storey side and rear extension; single storey rear extension; loft conversion with side dormer and rear gable end window; removal and replacement of existing car port with single storey linked garage.	
<b>Applicant</b>	<b>Agent</b>	
Mr & Mrs G Blewett	Mr Peter Hadley	
17 Coney Hill Road West Wickham BR4 9BU	Robinson Escott Planning Downe House 303 High Street Orpington BR6 0NN	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
	Call-In	Yes

<b>RECOMMENDATION</b>	Permission
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 51</p>
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<b>Representation summary</b>	Local residents were notified of the application on 5th August 2022.
Total number of responses	4
Number in support	0
Number of objections	4

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the host dwelling and surrounding area.
- The development would not have a significantly harmful impact on the amenities of neighbouring residents.
- No technical objections have been raised by the Council's highways officers.

## 2. LOCATION

2.1.1 The application site hosts a two-storey detached dwelling located on the eastern side of Coney Hill Road, West Wickham.

2.1.2 The site does not lie within any conservation area or area of special designation and the property is not a listed building.

2.1.3 *Figure 1: Site Location Plan*



## 3. PROPOSAL

3.1 The application seeks planning permission for the following:

- Erection of a two-storey side and rear extension; single storey rear extension; loft conversion with side dormer and rear gable end window; removal and replacement of existing car port with single storey linked garage.
- The existing detached outbuilding to the rear would be demolished to facilitate construction of the extension.

- The two-storey element would project 3m beyond the rear of the original building line. The single storey element would project a further 2m to the rear. In total, the two/single storey extension would project beyond the rear of the original dwellinghouse by 5m.
- The single storey extension would incorporate a pitched roof with rooflights and measure approximately 3.8m in height and 3m at the eaves.
- The two-storey side extension on the north elevation would have a width of approximately 1.5m and would be set approx. 5.8m back from the front façade of the property. The side extension would sit under a hipped roof.
- The loft conversion would incorporate a gable ended roof design to the rear elevation and would include a side dormer on the north elevation and single window at the rear. The side dormer would allow the existing staircase to be extended up to the loft.
- All proposed materials to match existing dwellinghouse

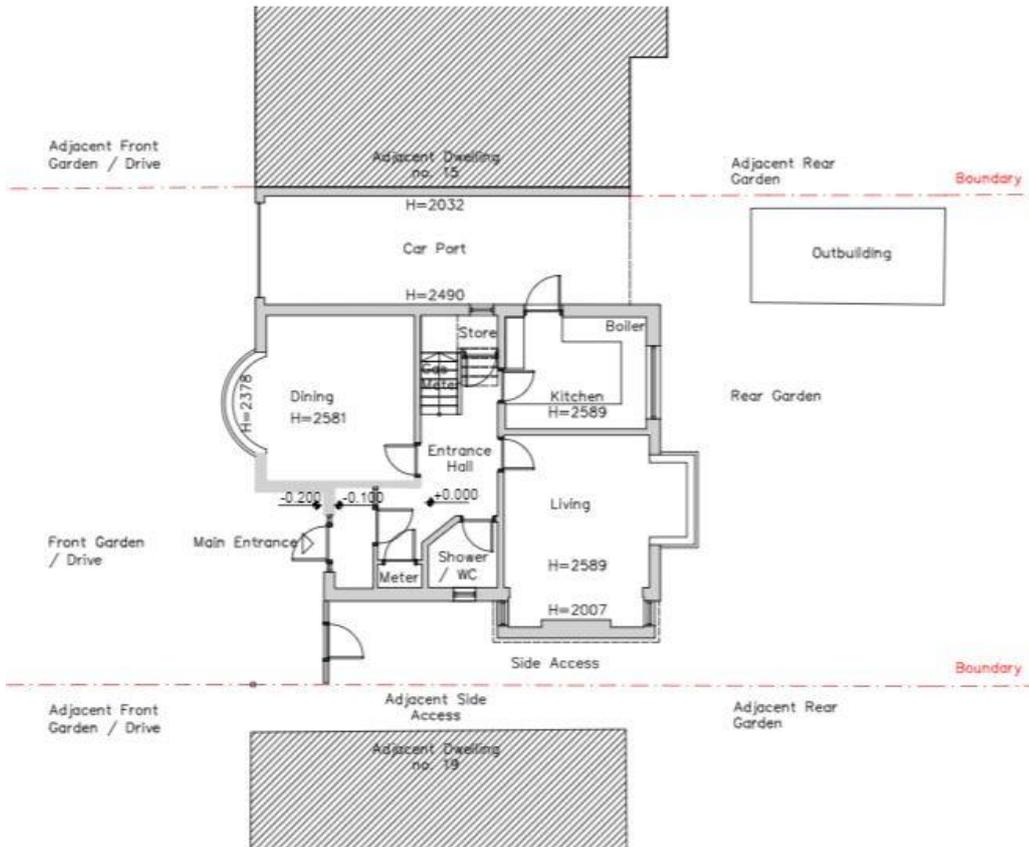
**Figure 2: Existing elevations:**



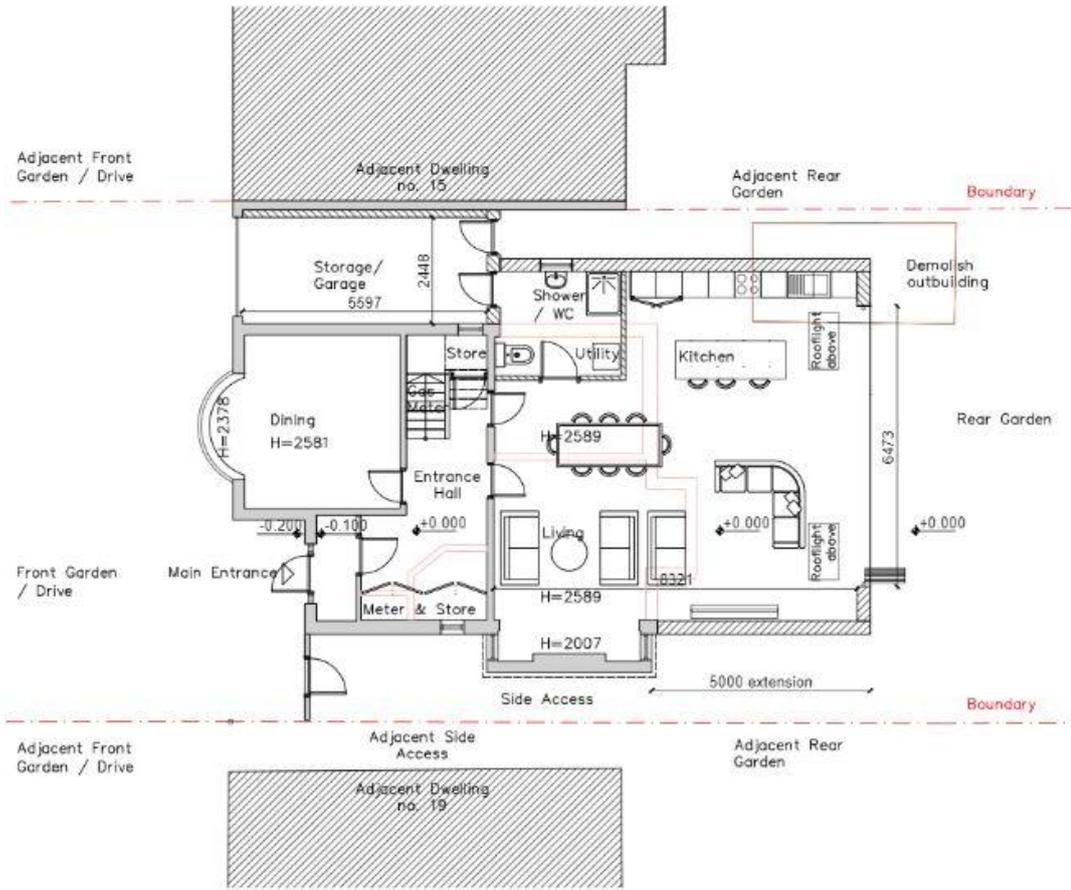
**Figure 3: Proposed elevations:**



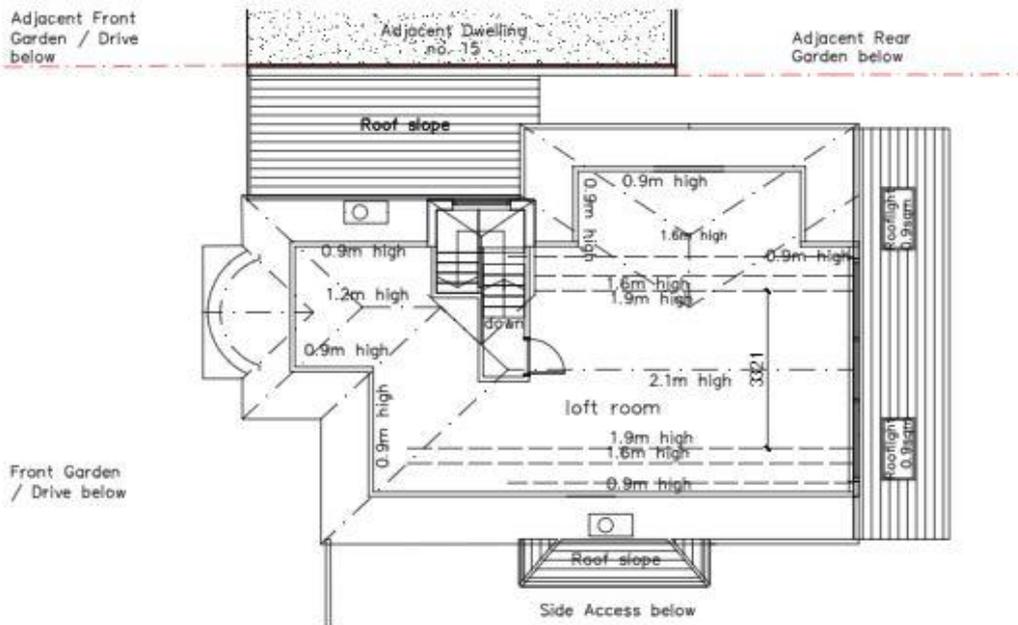
**Figure 4: Existing ground floor plan:**



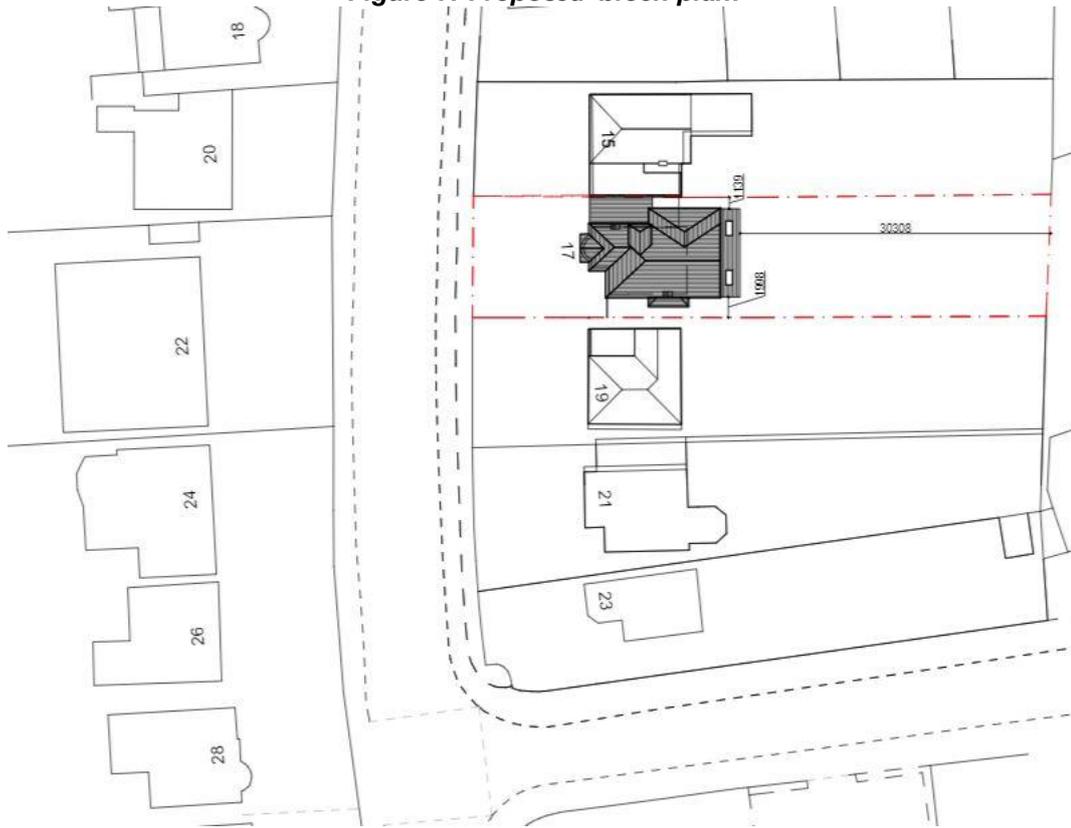
**Figure 5: Proposed ground floor plan:**



**Figure 6: Proposed loft plan**



**Figure 7: Proposed block plan:**



#### **4. RELEVANT PLANNING HISTORY**

4.1 There is no recent or relevant planning history on this site.

#### **5. CONSULTATION SUMMARY**

##### **A) Statutory**

5.1 Highways: no objection to proposal.

##### **B) Local Groups**

Bromley RSPB

- If Bromley Council intends to grant permission for the above planning application, we would ask that the installation of at least one integral swift nest brick be suggested to the householder as a way of enhancing local biodiversity

##### **C) Adjoining Occupiers**

5.2 Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

## Objections

- Loss of direct natural light onto habitable rooms (living room and kitchen/diner) and patio area at neighbouring property (No.15) (see 7.2.2 & 7.2.3)
- Proposed new dormer not in keeping with character and appearance of Coney Hill Road (see 7.1.5).
- Loss of privacy affecting No. 15 as a result of proposed new flank windows to north elevation (see 7.2.4).
- Proposed extension would alter character and appearance of properties at Nos. 15-23 by altering building line at rear, thereby setting a precedent (see 7.1.1 & 7.1.2).
- Size and scale of proposal out of keeping with design of surrounding properties (see 7.1.1 & 7.1.5).
- Insufficient space for vehicle parking in proposed new garage (see 7.3.1).
- Loss of natural light on neighbouring property at No. 19 due to size and scale of massing of two-storey extension (see. 7.2.6).
- Rear window in roof space would allow excessive overlooking of adjacent properties and not in keeping with general dormer window design permitted locally (see 7.2.7).

## **6. POLICIES AND GUIDANCE**

6.1.1 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.

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.

The National Planning Policy Framework was published on 20th July 2021 and is a material consideration.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2021). The NPPF does not change the legal status of the development plan.

6.1.2 The application falls to be determined in accordance with the following policies:

## London Plan (2021)

D1 London's Form, Character and Capacity for Growth  
D4 Delivering Good Design

## Bromley Local Plan (2019)

6 Residential Extensions  
8 Side Space  
30 Parking  
37 General Design of Development

## Supplementary Planning Guidance

SPG1 General Design Principles  
SPG2 Residential Design Guidance

## **7. ASSESSMENT**

### **7.1 Design – Layout, scale height and massing – Acceptable**

- 7.1.1 The proposed extensions would be located predominately to the rear of the property. The two-storey side element is considered to be modest, with a width of approximately 1.5m that is well set back from the front elevation. It would be subservient to the main dwelling, helping preserve its character and appearance when viewed from the wider street scene.
- 7.1.2 Submitted plans indicate the two-storey side extension would retain an adequate space gap of 1.3m between the property and the northern flank boundary with No.15. This would comply with Local Plan Policy 8 which aims to prevent a cramped appearance and unrelated terracing from occurring where two or more storeys are proposed.
- 7.1.3 The proposed roof design would complement the host dwelling. The gable ended design to the rear offers a favourable design solution to the loft conversion and would appear in keeping with gable end that serves the property at No.15.
- 7.1.4 The proposed materials would match and complement those of the host dwelling and would not appear out of character with surrounding development or the area generally.
- 7.1.5 It is noted that a similar proposal, though larger in scale, was recently approved at No. 5 Coney Hill Road, including addition of a side dormer window.

**Figure 8: Front and rear of application property**



## **7.2 Neighbourhood Amenity – Acceptable**

- 7.2.1 The proposed two-storey side extension would be located along the north elevation of the host dwelling adjacent to the neighbouring property at No. 15. It would bring the flank elevation around 1.5m closer to the boundary, however a side space of at least 1m would be maintained. Additional separation is provided owing to the detached nature of the properties.
- 7.2.2 There is a single storey rear extension containing a dining/breakfast room with a south facing window and south facing patio doors. There is a further dining/reception room at the rear of the original property (adjacent to the boundary with No.17). Given the degree of separation, especially in regard to the extension at No. 15, loss of light to the rear of No. 15 is not considered to be of a level that would warrant refusal. The extension drops down to single storey height (3m at the eaves) and would not appear overbearing when viewed from the rear of No. 15.
- 7.2.3 The demolition of existing pitched roof garden outbuilding measuring approx. 3.3m in height along the boundary with No. 15 would result in improved outlook from the rear of No.15 and reduced overshadowing of patio area.
- 7.2.4 It is noted that flank windows are proposed to the north elevation. Submitted plans indicate these would be obscured glazed however, to ensure this does not give rise

to any additional overlooking, a condition is included with any permission requiring these windows to be top opening only and obscure glazed.

- 7.2.5 There are no flank windows located on the side elevation of the main dwellinghouse at No. 15 that face towards the applicant site. The presence of south facing windows / doors in the ground floor extension at No.15 is acknowledged above.
- 7.2.6 The rear extension would be set approximately 2m away from the boundary with No. 19. There are no flank windows located on the side elevation of No. 19 that face the application site.
- 7.2.7 The proposed windows to the rear elevation are not considered to give rise to any significant opportunities for overlooking above that which already exists from the rear of the property. It is noted the existing first floor bay windows allow for a considerable amount of overlooking towards Nos. 15 and 19. The proposed new windows would be entirely rear facing and the existing overlooking opportunities towards No's 15 and 19 would be reduced as a result of this development.
- 7.2.8 The properties on Coney Hill Road benefit from deep spacious gardens and the proposal would not appear over dominant or intrusive when viewed from neighbouring properties.

**Figure 9: View from existing rear elevation towards No. 15/ outbuilding (to be demolished) along boundary with No.15**



*Figure 10: View from existing rear elevation/ boundary towards No. 19.*



### **7.3 Highways - Acceptable**

7.3.1 No technical objections have been raised by the Council's highways officers.

7.3.2 A sufficient level of parking would remain on site and no adverse highway impacts are expected to arise.

## **8. CONCLUSION**

8.1.1 Having regard to the above, it is considered that the development in the manner proposed is acceptable as it would not result in any significant harm to neighbouring amenity nor impact detrimentally upon the character and appearance of the host dwelling or that of the surrounding area.

8.1.2 No adverse impact on parking provision or conditions of highway safety are anticipated to arise.

**RECOMMENDATION: Permission**

**Subject to the following conditions:**

1. **Standard time limit**
2. **Matching materials**
3. **Standard compliance with plans**
4. **Obscure Glazed/Fixed Shut Windows**

**Informative: The applicant is encouraged to consider the installation of at least one integral swift nest brick as part of the proposal.**

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