

Committee Date	24 th November 2022	
Address	261 Chislehurst Road Orpington BR5 1NS	
Application Number	22/01776/FULL6	Officer - Suzanne Lyon
Ward	Petts Wood and Knoll	
Proposal	Two storey side and rear extensions, first floor side extension, conversion of one garage to habitable accommodation, and elevational alterations	
Applicant	Agent	
Mr M Cooper	Mr Simon Howard-Dobson	
261 Chislehurst Road Bromley Orpington BR5 1NS	PHD Associates Braemar House Water Lane Stansted CM24 8BJ United Kingdom	
Reason for referral to committee	Councillor call in	
Side Space	No	

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <ul style="list-style-type: none"> • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 4+9 • Article 4 Directions • Conservation Area • TPO

Representation summary	Neighbour letters were sent 03.05.2022 A site notice was displayed on 09.05.2022 A press advert was published on 11.05.2022
Total number of responses	0
Number in support	0
Number of objections	0

UPDATE

This application was presented to Pans Sub-Committee 4 on the 29th September 2022. It was deferred "to seek further consideration of increasing the side space at first floor level to align with the centre of the ground floor garage, to allow for a more aesthetically pleasing design in the context of the Conservation Area."

Amended plans were received on the 2nd November 2022 which increased the first floor side space to 3m.

The report is repeated below and updated where necessary.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No unacceptable impact would arise to neighbouring occupiers; and
- No unacceptable Highways impacts would arise
- The proposal would preserve the character and appearance of the Conservation Area.

2 LOCATION

- 2.1 The application site is a two storey detached property located on the western side of Chislehurst Road.
- 2.2 The site is located within the Chislehurst Road Conservation Area. There is a blanket TPO at the end of the rear garden and one TPO tree in the front curtilage.

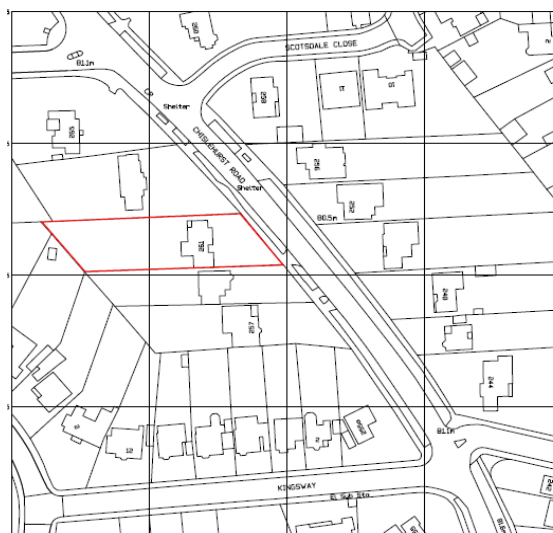


Fig.1 – OS Map



Fig.2 – Site photo (Front)



Fig.3 – Site photo (Rear)

3 PROPOSAL

- 3.1 Permission is sought for a part one/two storey side and two storey rear extension. the existing conservatory will be removed to accommodate the proposal.
- 3.2 The proposal also includes the conversion of one garage to form a habitable room, including the removal of a garage door and replacement with brickwork and a window.

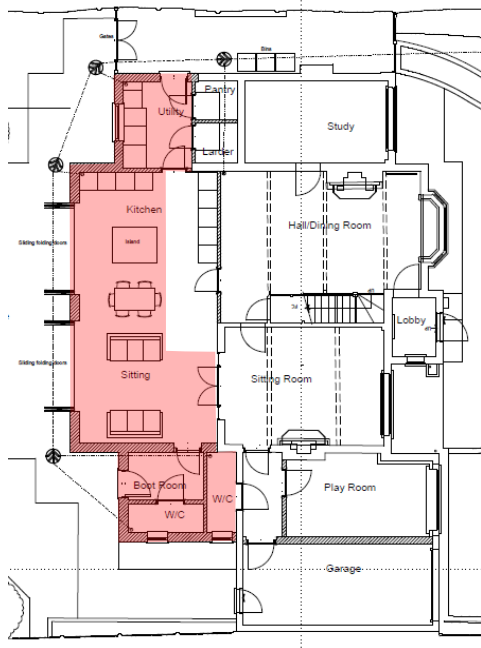


Fig.4 – Proposed Ground Floor Plan

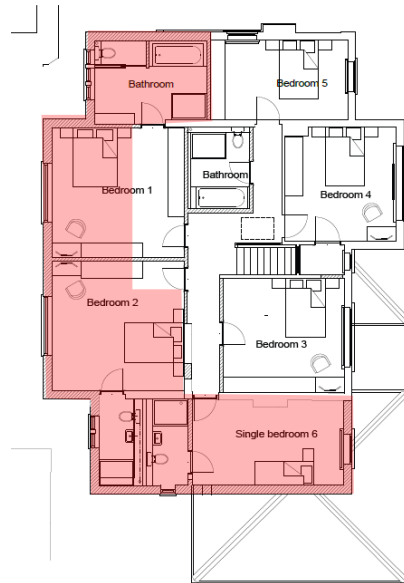
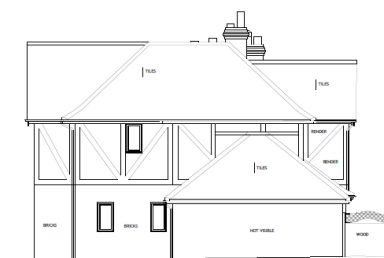


Fig.5 – Proposed First Floor Plan



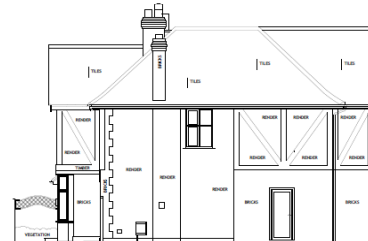
Front (West) Elevation



Side (South) Elevation



Rear (East) Elevation



Side (North) Elevation

Fig.6 – Proposed Elevations

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

- 07/01149/FULL1 - Demolition of existing garage and conservatory new double garage rear conservatory and single storey rear extension - Refused 24.05.2007
- 07/02435/FULL6 - Single storey side and rear extensions - Permitted 14.08.2007
- 12/02145/FULL1 - Formation of vehicular access - Refused 12.09.2012
- 12/03442/FULL6 - Formation of vehicular access - Permitted 16.01.2013

5 CONSULTATION SUMMARY

A) Statutory

Highways:

- The property has an “in & out” drive with parking for a number of vehicles on the frontage. One garage is being converted, the remaining one is of good size.
- I would have no objection to the application.

B) Local Groups

- N/A

C) Adjoining Occupiers (summary)

- No representations were received.

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 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.

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

6.5 **The London Plan**

D1 London's form and characteristics
D4 Delivering good design
D5 Inclusive design
HC1 Heritage conservation and growth

6.6 **Bromley Local Plan 2019**

6 Residential Extensions
8 Side Space
30 Parking
32 Road Safety
37 General Design of Development
41 Conservation Areas

6.7 **Bromley Supplementary Guidance**

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance
Chislehurst Road Conservation Area SPG

7 **ASSESSMENT**

7.1 Design, Layout, Scale and Heritage Impact – Acceptable

7.1.1 Permission is sought for a part one/two storey side and two storey rear extension. It will project 3.1m beyond the existing rearmost elevation. The existing rear conservatory will be removed to accommodate the proposal. The design and scale is considered in keeping with the host property, with materials indicated to match the existing dwelling.

7.1.2 Policy 8 states that for new residential development of two or more storeys (including extensions) a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the building. The proposed first floor side extension will be located over the existing garages, which abut the boundary, however the proposed first floor extension will be set in approximately 3m from the boundary (amended plans received 02.11.22). As such it is considered that adequate separation would be maintained to the flank boundary and the development would not appear cramped in the street scene or result in unrelated terracing.

- 7.1.3 The proposal also includes the conversion of one of the garages to form a 'play room'. The conversion would include the removal of a garage door and replacement with brickwork and a window.
- 7.1.4 As the site falls within the Chislehurst Road (Petts Wood) Conservation Area there is a presumption to preserve and enhance the special character and features of the area.
- 7.1.5 It is noted that the area is characterised by large detached dwellings within large plots, many of which provide a variety of side space to the flank boundaries. It is considered important to preserve the areas of side space which do exist in order to retain the character and appearance of the conservation area.
- 7.1.6 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.
- 7.1.7 Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.1.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.1.9 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 7.1.10 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally. No objections have been raised by the Council's Conservation Officer and it is therefore considered that the character of the Conservation Area would be preserved.

7.2 Residential Amenity – Acceptable

- 7.2.1 The proposal will maintain a minimum of 3m from the southern flank boundary and 2m to the northern flank boundary. Given the scale and separation proposed, the extension are not considered to result in a detrimental impact on the amenities of either neighbouring property with regards to loss of light, outlook or visual amenities.
- 7.2.2 One first floor flank window is proposed within the southern flank boundary, which is indicated to serve an en-suite bathroom. It is considered appropriate to include a condition to ensure this flank window is obscure glazed and fixed shut below 1.7m in order to protect current privacy levels.
- 7.2.3 Having regard to the scale, siting and separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

7.3 Highways – Acceptable

- 7.3.1 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan should be used as a basis for assessment.
- 7.3.2 The proposal would result in a reduction in car parking on site as a result of the proposed partial garage conversion. However, a sufficient level of parking would remain on site and no adverse highway impacts are expected to arise. No technical objections have been raised by the Council's highways officers.

8 **CONCLUSION**

- 8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would not result in a significant impact on the character and appearance of the surrounding Conservation Area and not harm the amenities of neighbouring residential properties.
- 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: Permission

Subject to the following conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**
- 4. Flank window to be obscure glazed and fixed shut below 1.7m**

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