

Committee Date	23.02.2023		
Address	22 Wagtail Walk Beckenham BR3 3XG		
Application Number	22/04931/FULL6	Officer: Nicolas Graves	
Ward	Kelsey And Eden Park		
Proposal	Demolition of existing conservatory. Construction of a single storey side/rear extension. Loft conversion with rear/side dormers and side rooflight.		
Applicant		Agent	
Mr Peter Jerrari		Mr Michael Daly	
22 Wagtail Walk Beckenham BR3 3XG		57A Station Approach Hayes Bromley Kent UK BR2 7EB	
Reason for referral to committee	Call-In		Councillor call in Yes - Cllr Harris

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area Flood Zone 2 Flood Zone 3 Historic Flooding London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 21 Smoke Control SCA 9</p>
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Representation summary	Local residents were notified of the application on 20 th December 2022.	
Total number of responses	0	
Number in support	0	
Number of objections	0	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would be of an appropriate mass, scale, form and design that respects the character and appearance of the host dwelling and that of the surrounding area.
- The development would not have a significantly harmful impact on the amenities of neighbouring residents.

2. LOCATION

- 2.1.1 The application site hosts a two-storey detached dwelling located on the western side of Wagtail Walk, Beckenham. Wagtail Walk is a private road and forms part of the Langley Park estate.
- 2.1.2 The site does not lie within any conservation area and the property is not a listed building.
- 2.1.3 The application site lies within Flood Zones 2 and 3.

Figure 1 - Site Location Plan



3. PROPOSAL

- 3.1 Planning permission was previously granted at Plan-Sub Committee on 1st September 2022 for a similar scheme including demolition of the existing detached garage and erection of a two-storey side/rear and single storey rear extension under ref: 22/02271/FULL6. This has not been implemented that the current application proposes not to include the two-storey side/rear. The current application can be summarised as follows:

- Erection of a single storey rear and side extension; loft conversion with side and rear dormers and rooflight to side roof slope.
- The rear extension would have a depth of approximately 3m and would wraparound to the side to incorporate the existing detached garage.
- The extension would incorporate a part flat, part pitched roof with a maximum height of approximately 3.8m and eaves height of 2.8m.
- The proposed loft conversion would incorporate a dormer to the side (south elevation), a larger dormer to the rear (west elevation) and a rooflight to the side roof slope (north elevation).

Figure 2 - existing elevations



Figure 3 – Elevations as approved under ref. 22/02271/FULL6

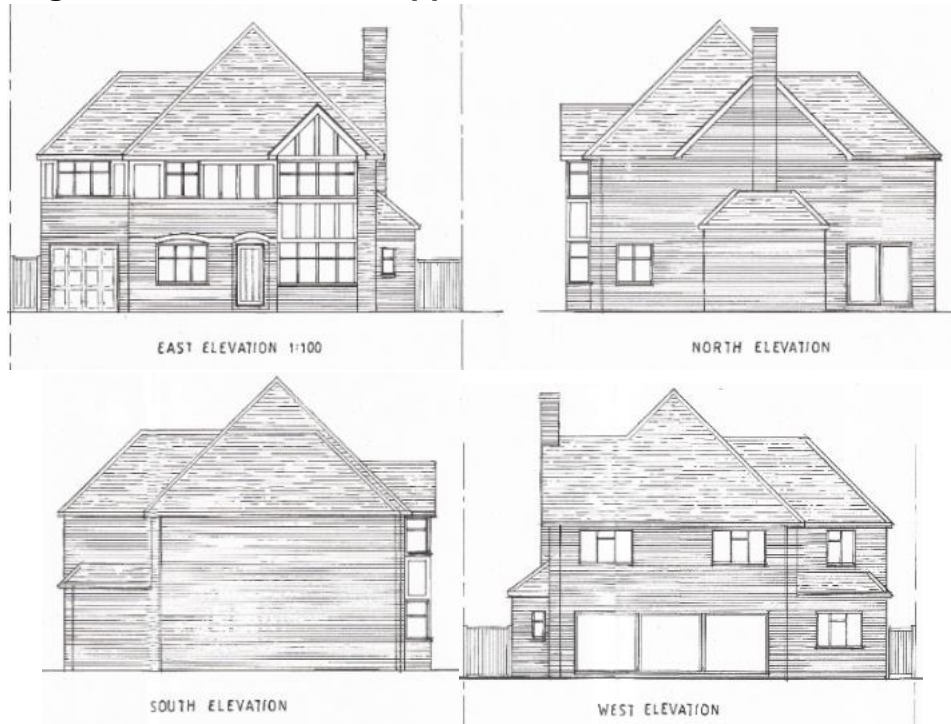


Figure 4: proposed elevations

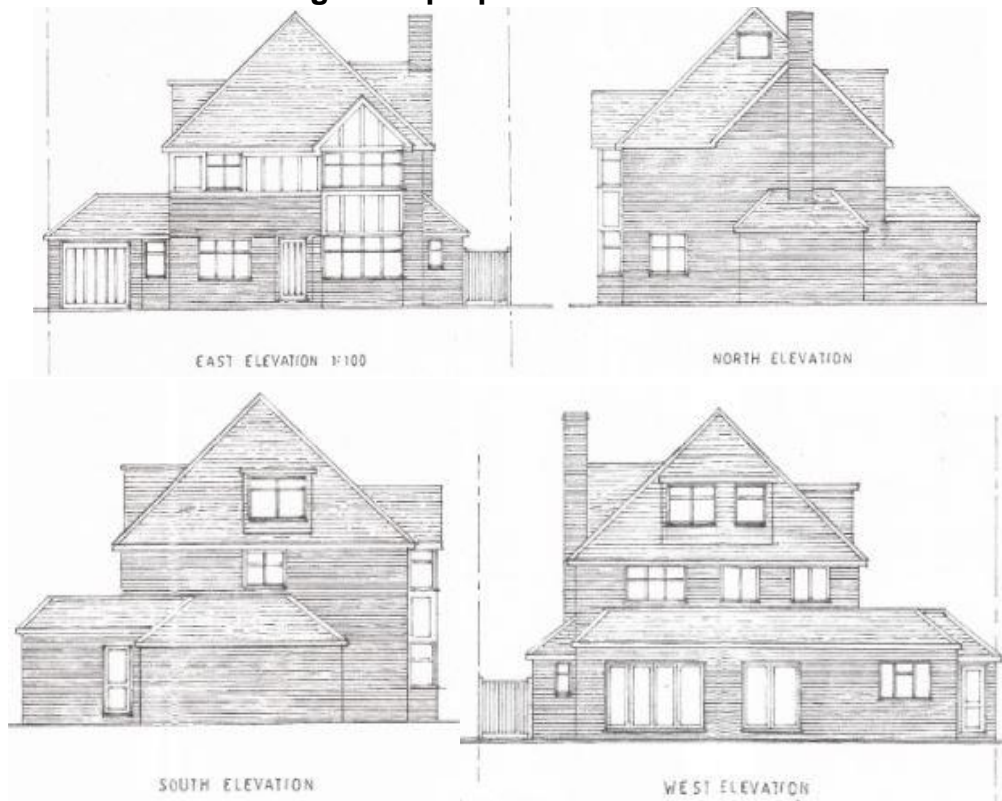


Figure 5: existing floor plan

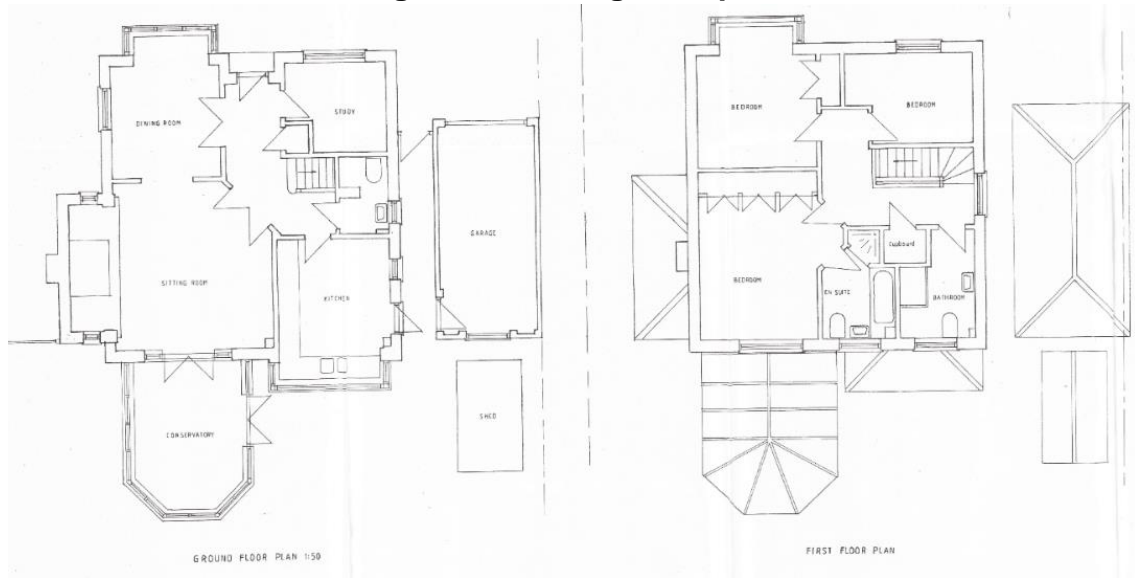


Figure 6: floor plans as approved under ref: 22/02271/FULL6

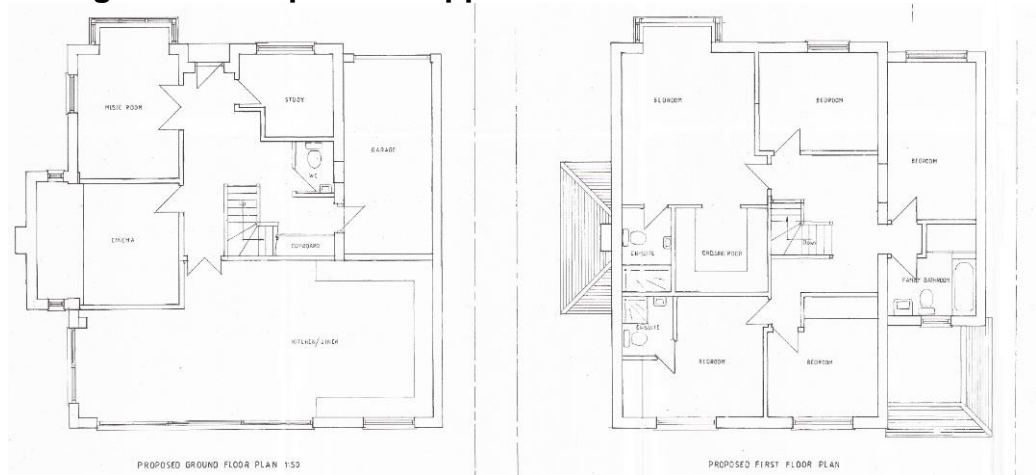


Figure 7: proposed floor plan

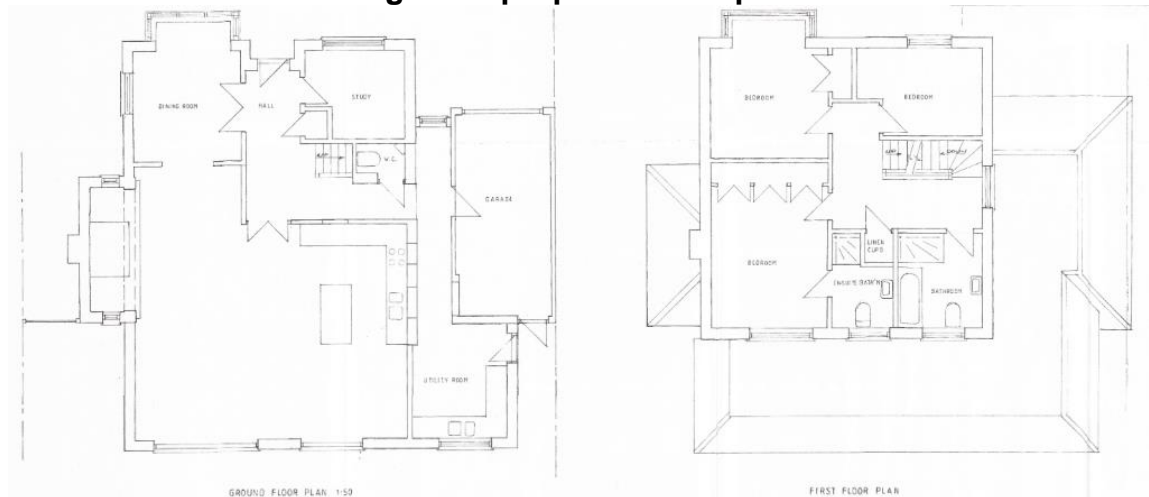
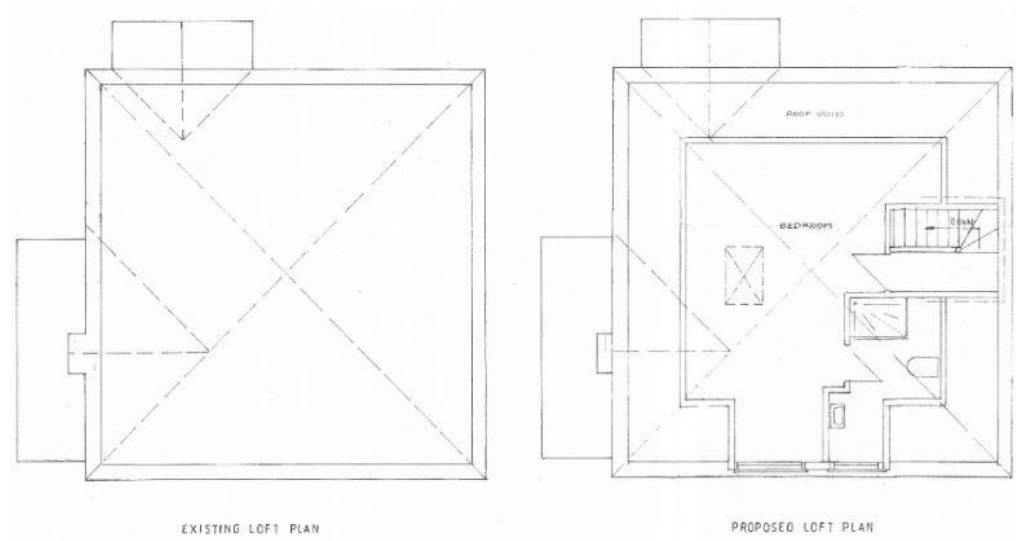


Figure 8: existing/proposed loft plan



4. RELEVANT PLANNING HISTORY

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

22/02271/FULL6 - Demolition of existing detached garage and erection of part two storey/part single storey rear extension and two storey side extension. (Permitted)

5. CONSULTATION SUMMARY

A) Statutory

N/A

B) Local Groups

N/A

C) Adjoining Occupiers

Nearby owners/occupiers were notified of the application and no representations were received.

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
SI12 Flood risk management

Bromley Local Plan (2019)

6 Residential Extensions
37 General Design of Development
115 Reducing flood risk

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 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.
- 7.1.2 The proposed 3m depth and 2.8m eaves height of the rear extension is a modest enlargement above the existing and would not overdevelop the host dwelling or site within which it lies. The existing conservatory (to be demolished) has a depth of approximately 4.3m.

- 7.1.3 By incorporating the existing detached garage, the side extension would respect the character and appearance of the host dwelling and would not impact negatively on the wider street scene or spatial standards of the area.
- 7.1.4 The proposed side and rear dormers would be of a size and design appropriate to the roofscape and would appear subservient to the host dwelling. Whilst side dormers are not a common feature of the area, they have been permitted at Nos. 9 and 20 Wagtail Walk.
- 7.1.5 The proposed materials and finished would match and complement the host dwelling and would not appear out of character with surrounding development.
- 7.1.6 As set out above a larger scheme including a two-storey side and rear extension was previously permitted under ref. 22/02271/FULL6.
- 7.1.7 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.

Figure 9: Front of application property



Figure 10: Rear of application property



7.2 Neighbourhood 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 size and siting of the proposed single storey rear/side extension is not considered to give rise to any significant loss of light, outlook or prospect to neighbouring properties.

- 7.2.3 The proposed dormers are considered subservient to the existing roofscape and host dwelling and would not appear overbearing when viewed from neighbouring properties or likely result in any significant opportunities for overlooking above those which already exist from the first-floor windows of the property.
- 7.2.4 Given the location of the side dormer and to ensure this does not give rise to any additional overlooking, it is considered appropriate to condition any granting of permission requiring this window to be top opening only and obscure glazed.
- 7.2.5 As noted above, a larger scheme was previously permitted under ref. 22/02271/FULL6 and concern was not previously raised over any adverse impacts on neighbouring amenity.

Figure 11: Existing Conservatory viewed from near southern boundary



Figure 12: Rear of application property viewed from driveway of No.20 Wagtail Walk



7.3 Flood Risk – Acceptable

7.3.1 The site is located within Flood Zones 2 & 3. A householder and other minor extensions in flood zones 2 and 3 form has been completed confirming that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

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.

RECOMMENDATION: Permission

Subject to the following conditions:

1. Standard time limit
2. Matching materials
3. Standard compliance with plans
4. Obscured glazed/fixed shut window

and delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary.