

<b>Committee Date</b>	21.12.2023	
<b>Address</b>	153 Ridgeway Drive Bromley BR1 5DB	
<b>Application Number</b>	23/03952/FULL6	<b>Officer</b> - Louisa Bruce
<b>Ward</b>	Plaistow	
<b>Proposal</b>	Demolition of garage to construct a single storey rear extension, double storey side extension, loft conversion with front/side rooflights and side and rear dormers and elevational alterations.	
<b>Applicant</b>	<b>Agent</b>	
Mr Rohan DeSilva 153 Ridgeway Drive Bromley BR1 5DB	Mrs Sophie Doe 212 The Bon Marche Centre 241-251 Ferndale Road London SW9 8BJ	
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b>  Yes  Cllr Igoe - Overdevelopment of the site, not being in keeping with the character of properties on Ridgeway Drive and will add to parking pressures on Ridgeway Drive. Concern the property will become HMO.

<b>RECOMMENDATION</b>	Application Permitted
-----------------------	-----------------------

## KEY DESIGNATIONS

Article 4 Direction  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Renewal Area  
Smoke Control SCA 7

<b>Representation summary</b>	<i>Neighbours were notified of the application on the 17<sup>th</sup> October 2023.</i>	
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 acceptable design and would not harm the visual amenities of the street scene or the area in general
- There would be no significant impact on residential amenities
- The proposal would result in the loss of one garage – but there are no technical highways objections to the proposals with regards to on-site parking provision and impact on road safety.

## 2. LOCATION

- 2.1 The application site is a two storey 1930's semi-detached property with garage to the side located on the eastern side of Ridgeway Drive, Bromley. No.153 sits at a slightly higher ground level from the adjoining semi of No.155 owing to the changes in topography along Ridgeway Drive.
- 2.2 No.153 Ridgeway Drive lies within the Links Estate where the majority of properties are two storey semi-detached properties.
- 2.3 The site does not lie within any conservation area or Area of Special Residential Character (ASRC) and the property is not a listed building.

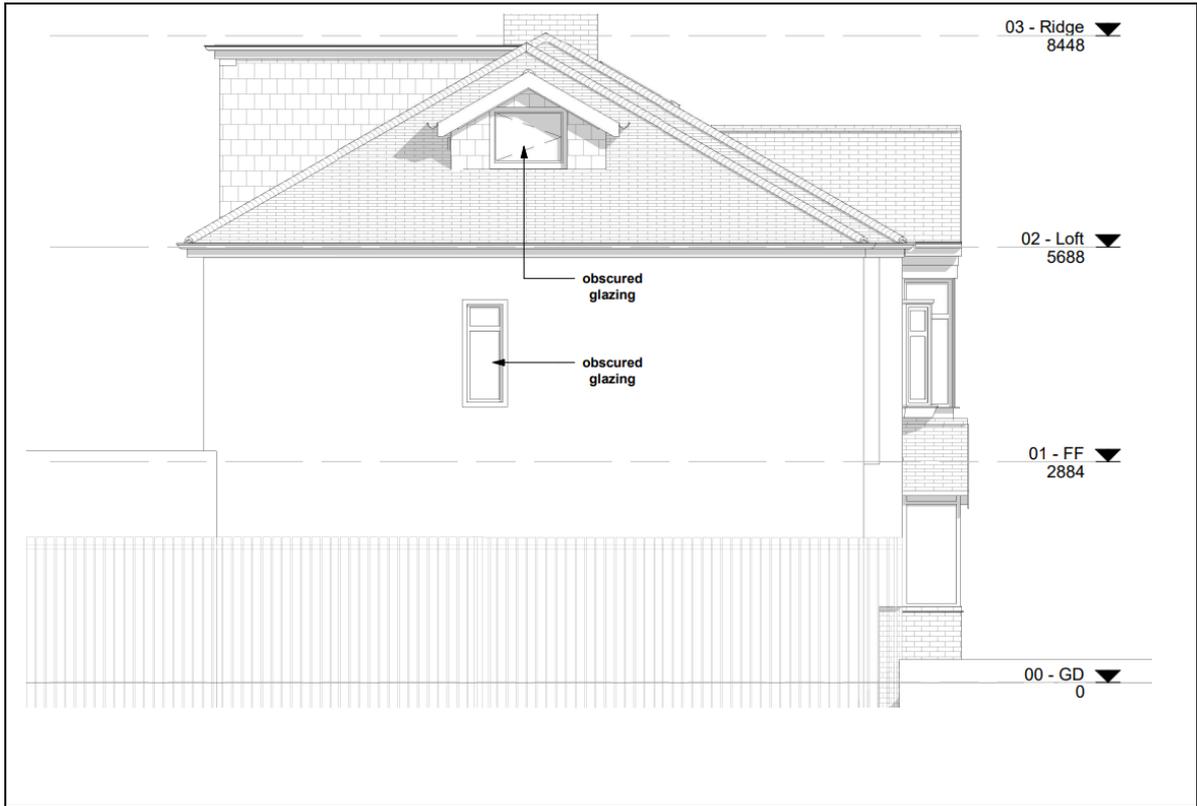


### 3. PROPOSAL

- 3.1 Planning permission is sought for the demolition of the existing garage and construction of a single storey rear extension, two storey side extension, loft conversion with front rooflight and side and rear dormers and elevational alterations.
- 3.2 The application seeks to add a W/C and combined kitchen and dining room at ground floor whilst the first floor would provide an enlarged bedroom, new enlarged bathroom and a study. The proposed loft conversion would add two additional bedrooms, ensuites to each bedroom, staircase and storage. The property would become a five bedroom dwellinghouse.
- 3.3 The two storey side extension has a hipped roof design as does the side dormer. The single storey rear extension has a flat roof as does the rear dormer extension. The materials are shown to have a rendered finish to match the existing property.
- 3.4 One new rooflight is shown to be inserted in to the front roofslope, new windows are proposed for the front, flank and rear elevations (including the new rear dormer extension). The new windows shown in the flank elevation are shown to be obscure glazed.



Front Elevation



Flank Elevation



## 4. RELEVANT PLANNING HISTORY

- 4.1 Under planning application ref: 23/02911/FULL6 planning permission was refused for Demolition of garage to construct a single storey rear extension, double storey side extension, loft conversion with front rooflights and side and rear dormers and elevational alterations. The reason for refusal read as follows:

*The roof design of the two storey side extension by reason of its unsymmetrical roof pitch and addition of a side dormer window would be out of keeping with scale and form of the host property and adjacent development, harmful to their character and appearance contrary to Policies 6 and 37 of the Bromley Local Plan (2019) and Urban Design Guidance (2023).*

- 4.2 Under planning application ref: 16/01035/FULL6 planning permission was refused for a two storey side extension and roof alterations to incorporate rear dormer extension with roof lights to front and elevational alterations. The reasons for refusal read as follows:

- 1. The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene and the area, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies BE1, H8 and H9 of the Unitary Development Plan.*
- 2. The proposed hip to gable roof alterations and rear dormer by reason of its size, scale and mass would harm the open and spacious setting of the streetscene and would unbalance the symmetrical appearance of the host and adjoining dwelling contrary Policies BE1 and H8 of the Unitary Development Plan and SPG 1 General Design Principles & SPG 2 Residential Design Guidance.*

## 5. CONSULTATION SUMMARY

### A) Statutory

- Highways – *no objection*

The development will result in loss of one parking space by conversion of an existing garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance, I raise no objection to this proposal.

### B) Local Groups

No objections from any local groups.

### **C) Adjoining Occupiers (addressed in para 7.4)**

- This is the third or fourth time the applicant has applied, each time it had thankfully been rejected by the Council.
- The proposed extension will impact our lights
- Compromise privacy
- To date no one has given planning permission for a double storey extension in place of a single storey garage. Allowing this would set a precedent.
- It will be totally out of character within the local area
- The house was bought as a buy to let 17yrs ago and currently as people sleeping in every room. This is not an application to support a growing family but to support a business man profiting from another HMO.
- There is concern that the amount of building work that would be required would have an adverse effect on the foundations and structure of 155 Ridgeway Drive.
- A similar application in 2016 (16/01035FULL) for an extension was refused by the Bromley Planning Committee.

## **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 strongly indicate otherwise.
- 6.3 The National Planning Policy Framework was updated on the 5<sup>th</sup> September 2023 and is a material consideration.
- 6.4 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.
- 6.5 The application falls to be determined in accordance with the following policies:

### **National Policy Framework 2023**

## **NPPG**

### **The London Plan (2021)**

- D1 London's form character and capacity for growth
- D4 Delivering good design
- D5 Inclusive design
- T6 Parking

### **Bromley Local Plan (Jan 2019)**

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

### **Bromley Supplementary Planning Guidance**

Urban Design Guidance (2023)

## **7. ASSESSMENT**

- 7.1.1 The application is a resubmission of a similar application which was refused planning permission on the 28<sup>th</sup> September 2023 for the following reason:

*The roof design of the two storey side extension by reason of its unsymmetrical roof pitch and addition of a side dormer window would be out of keeping with scale and form of the host property and adjacent development, harmful to their character and appearance contrary to Policies 6, 8 & 37 of the Bromley Local Plan (2019) and Urban Design Guidance (2023).*

- 7.1.2 The single storey rear extension and the rear dormer extension remain unchanged since the previous application. The main changes are to the roof pitch, which now measures the same degree as the host dwellinghouse and the side dormer has been reduced in size and overall scale. One rooflight has also been removed from the front roofsope.

### **7.2 Design – Layout, scale height and massing - *Acceptable***

- 7.2.1 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.

- 7.2.2 London Plan Policy D4 requires developments to have regard to the form, function, and structure of an area. Policy 37 of the Bromley Local Plan states that all development proposals, including extensions to existing buildings, will be expected

to be of a high standard of design and layout. Policy 6 of the Bromley Local Plan requires that the design and layout of proposals for the alteration or enlargement of residential properties will be required to comply with the following: (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

- 7.2.3 Policy 8 (Side space) states that when considering applications for new residential development, including extensions, the Council will normally require the following: (i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or (ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.
- 7.2.4 The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.
- 7.2.5 Ridgeway Drive predominantly features two storey semi-detached houses within its street scene. No.153 Ridgeway Drive forms one half of a pair of semi-detached properties and is located on the eastern side of the road. A single storey garage lies to the side of the property and the property benefits from a driveway which can accommodate one car. Whilst it appears that there are no immediate examples of other two storey side extensions within the immediate vicinity the proposed two storey side extension would be set beneath a hipped roof of the same degree and constructed of materials to match the host dwelling.
- 7.2.6 The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits. The extension would not appear disproportionate in the context of the scale and side of the host property complying with the requirements of Policy 8 (Side Space).
- 7.2.7 The proposed development also seeks to add a side dormer extension with an obscure glazed window. There are examples of other dormer windows/extension in the flank elevations of neighbouring properties (namely No. 136, 157, 175 and 187) all of the dormer windows/extensions have been constructed within the original roofslope and not part of an extension. It is however noted that the side dormer window has been reduced in its bulk and scale since the refusal of the previous application and contains a window which is to be obscure glazed to ensure privacy between neighbours.
- 7.2.8 The proposed rear dormer extension would be constructed within the existing roofslope and its dimensions would be modest and not harm the character and appearance of the property being located to the rear. It is noted that many other

properties within the road have rear dormer extensions. The dormer extension would have a flat roof and sit down from the main ridge and up from the eaves.

- 7.2.9 The addition of the single storey rear extension is considered acceptable based on the proposed modest dimensions (4m in depth, 4.4m in width and 3.5m in height with a flat roof). Patio doors are located in the rear elevation which lead out to a set of steps which lead out to the rear garden. The rear extension would be considered a subservient addition to the property. The proposed single storey rear extension will not be visible from the front of the property, therefore will not impact upon the streetscene.
- 7.2.10 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension(s) would complement the host property and would not appear out of character with surrounding development or the area generally.

### **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 garage conversion. However, a sufficient level of parking would remain on site (1 space) and no adverse highway impacts are expected to arise. No technical objections have been raised by the Council's highways officers.

### **7.4 Neighbourhood Amenity - *Acceptable***

- 7.4.1 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.
- 7.4.2 Neighbours have objected to the proposals for the reasons highlighted in the comments section above. The two storey side extension would be visible to the neighbours at No.151 although its 1m separation from the boundary would mean that the side extension would not significantly harm the neighbours outlook or daylight/sunlight.
- 7.4.3 With regards to the single storey rear element, given the siting and proposed modest dimensions, on balance this element is not considered to significantly harm the neighbours amenity at adjoining sites.
- 7.4.4 Two new windows are proposed in the flank elevation of the extension but are shown to be obscure glazed which would ensure privacy between neighbours. Rear dormers are a feature of this area and the rear dormer extension is not considered to cause any significant overlooking or loss of privacy compared to the existing first floor windows.

7.4.5 Concerns have also been raised about the character and appearance of the streetscene being altered as a result of the garage to the side of the property. The application site is not part of an area which is designated for its special character or architectural interest and whilst the loss of the existing garage is regrettable the side extension is considered to be a subservient addition to the property which complies with all the relevant policies.

7.4.6 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. In this instance there are no material considerations that strongly indicate that the application should be determined otherwise than in accordance with the development plan.

## **7.5 Other**

7.5.1 Several of the neighbour comments relate to the property being used as a House of Multiple Occupation (HMO). A site visit of the inside of the property in August 2023 by a member of the Council's Enforcement Department found that the property was empty with the applicant commenting that he was in the process of redecorating. The Enforcement Complaint was made in connection with the permanent presence of a skip within the front garden of the property.

7.5.2 The application site is covered by the Article 4 Direction which came into effect on 1/09/22 removing the permitted development rights concerning the change of use of a building from a Class C3 dwelling to a Class C4 house in multiple occupation. A change of use to a HMO would result in a material change in the use of the property, likely to be associated with an increased level of activity, for which planning permission would be required. The applicant has not applied to change the use the property in this case and the proposal to extend this dwelling therefore needs to be considered on its merits.

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

## **RECOMMENDATION: Application Permitted**

### **Subject to the following conditions:**

1. Standard time limit of 3 years
2. Standard compliance with approved plans
3. Materials in accordance with plans
4. Obscure glazing (flank elevation)

5. Parking (Driveway retained for one off-street car parking space)

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