

Committee Date	21.12.2023	
Address	51 Furzehill Square, Orpington, BR5 3SN	
Application Number	23/02677/FULL6	Officer - Jennie Harrison
Ward	St Mary Cray	
Proposal	Proposed single storey rear extension	
Applicant	Agent	
Mr Peter Gatfield 51 Furzehill Square Orpington BR5 3SN	N/A	
Reason for referral to committee	Call-In	Councillor call in Yes - Cllr Slater Reason: Scale of extension is acceptable at this location.

RECOMMENDATION	Refused
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<p>KEY DESIGNATIONS</p> <p>Areas of Archaeological Significance Article 4 Direction Biggin Hill Safeguarding Area Historic Landfill Sites London City Airport Safeguarding Smoke Control SCA 23</p>

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	Dwelling	60.46
Proposed	Dwelling	72.26

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

Electric car charging points	0
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Representation summary	Letters to neighbours were sent out on the 14.07.2022	
Total number of responses	4	
Number in support	4	
Number of objections	0	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.1 This is a planning application for the erection of a 4.3 metres deep single storey flat roof rear extension.

1.2 The rear wall of the proposed rear extension would project approximately 6.8 metres from the original rear wall of the neighbour's property at No.53 Furzehill Square.

1.3 Due to its siting, excessive rearward projection, relationship between the application and neighbouring properties, the proposal would have an adverse impact on the residential amenities enjoyed by the neighbouring properties in terms of loss of outlook and would be an unneighbourly development resulting in an increased sense of enclosure.

2. LOCATION

- 2.1. The site comprises of a two storey mid terrace dwelling which is situated on the western side of Furzehill Square. The site is mainly surrounded by domestic properties to the east, south and west. St. Mary Cray Railway station is located approximately 40 metres north from the site.
- 2.2. The site is located within an Area of Archaeological Significance Area (Upper Cray Valley). There are no other identified heritage assets at the site or in the surrounding area.
- 2.3. The site is located within Flood Zone 1 and is not subjected to surface water flooding.

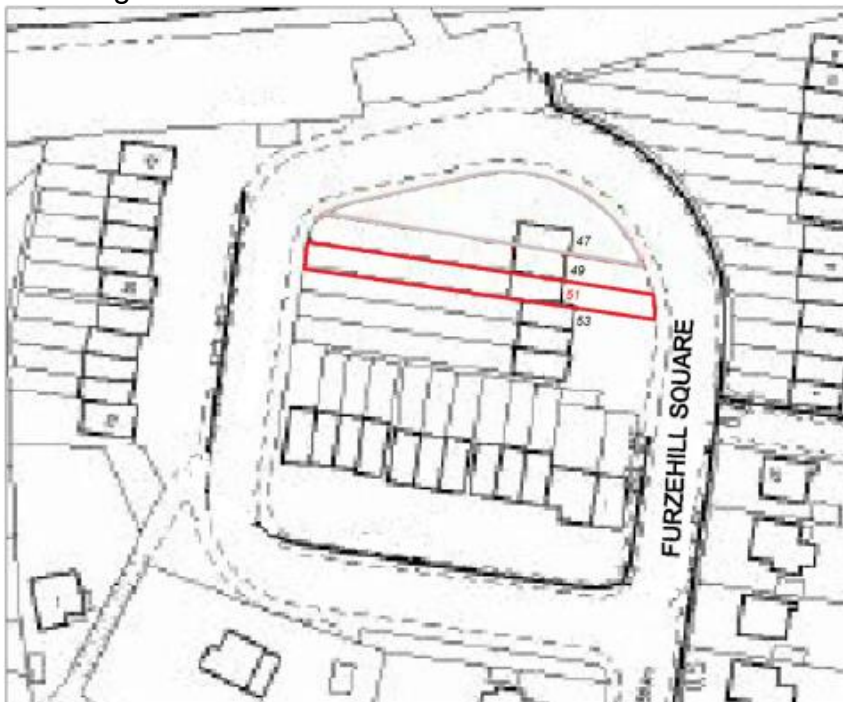


Figure 1: Site Location Plan

3. PROPOSAL

- 3.1. Planning permission is sought for the erection of a single storey rear extension. The proposed extension would provide a new dining room and would measure approximately 4.3m in depth, 3.7m in width and 3m in height.

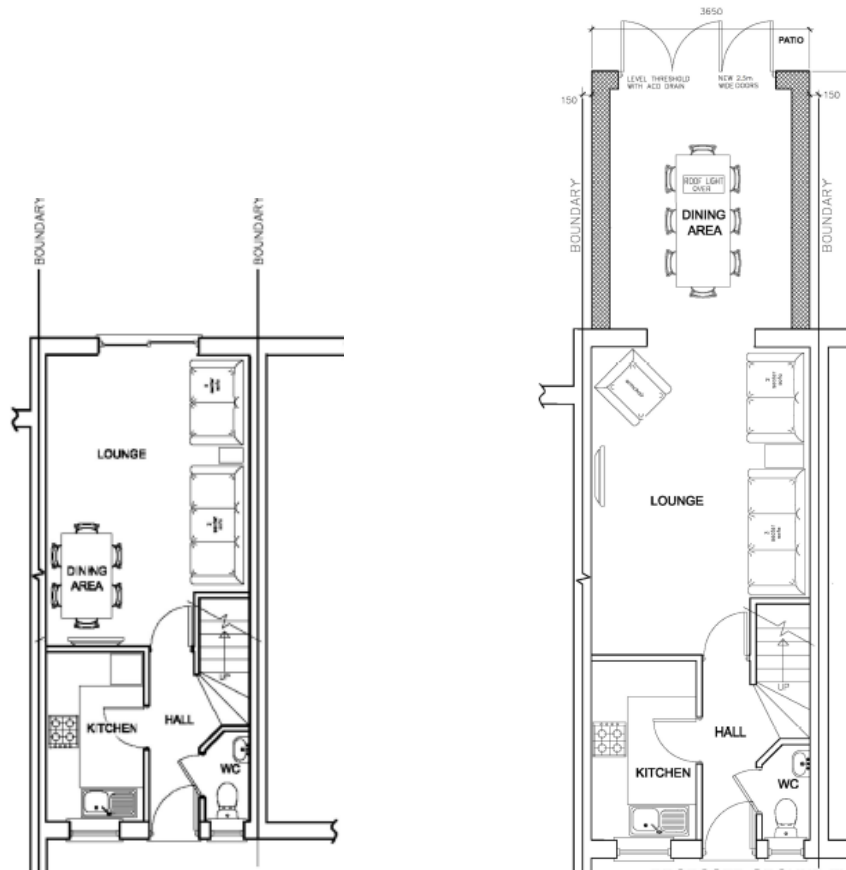


Figure 2. Existing floor plan (left) and proposed floor plan (right)

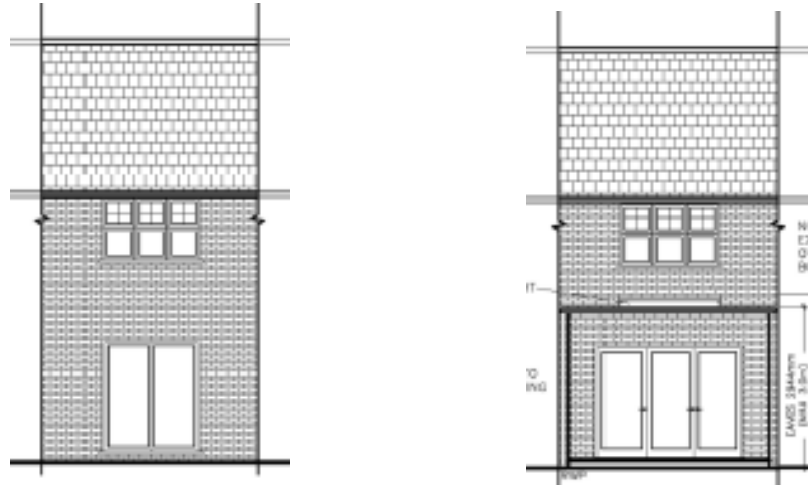


Figure 3. Existing rear elevation (Left) and proposed rear elevation (right)

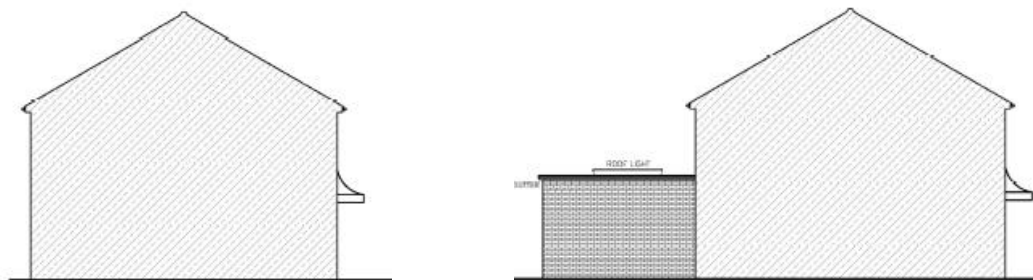


Figure 4. Existing side elevation (left) and Proposed side elevation (right).

4. RELEVANT PLANNING HISTORY

4.1. Ref: 94/02643/FULMAJ – granted on 24th February 1995

Full planning permission for the demolition of existing office buildings and erection of 37 two bedroom terrace houses and 6 three bedroom terrace houses.

4.2 Ref: 23/00129/PLUD – refused on 22.03.23 and the subsequent appeal was dismissed on the 18.08.2023

Certificate of Lawful Development (Proposed) for a single storey rear extension.

5. CONSULTATION SUMMARY

A) Statutory

N/A

B) Local Groups

None were received.

C) Adjoining Occupiers

Four (4) letter of support have been received. The grounds of support are summarized as follow:

- No objection to the proposed extension
- The extension would be a great addition to the house and a good use of the long garden

6. POLICIES AND GUIDANCE

National Policy Framework 2023

NPPG

The London Plan 2021

- D1 London's form and characteristics
- D4 Delivering good design

Bromley Local Plan 2019

- 6 Residential Extensions
- 37 General Design of Development

Bromley Supplementary Guidance

- Urban Design Supplementary Planning Document (July 2023)

7. ASSESSMENT

7.1 The main issues to be considered in respect of this proposal are:

- Design
- Residential amenity
- Heritage Impact

7.2 **Design - Acceptable**

7.2.1 Bromley Local Plan Policy 6 requires the design and layout of proposed residential extensions to comply with the following requirements:

- a) 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;
- b) Space or gaps between buildings should be respected or maintained where these contribute to the character of the area;
- c) Dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.

7.1.2 Bromley Local Plan Policy 37 (General Design of Development) requires proposal to be of a high standard of design and layout. Developments will be expected to meet all criteria (a) to (j) , of which criteria (a) to (f) are relevant in this .

- a. Be imaginative and attractive to look at, of a good architecture quality and should complement the scale, portion, form layout and materials of adjacent buildings and areas.
- b. Positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks and landscape features.
- c. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity)
- d. The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.
- e. Respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing.
- f. The development should address sustainable design and construction and include where appropriate on-site energy generation;

7.1.3 The above approach is consistent with the London Plan and NPPF.

7.1.4 The application property is a modern house constructed in the 1990's. The houses in the area are benefited with a front and rear garden. However, the plot size of the houses is relatively narrow when compared with the typical traditional suburban houses or Victorian houses in the area or borough. This is reflected on the existing rear elevation plan as there is only one rear habitable room window on each floor.

The plot size of the application site and the houses in the area are approximately 4 metres in width.

- 7.1.5 The proposed single storey flat rear extension would be 4.3 metres deep and would occupy the full width of the house. The external finishes of the proposal would match the host property and would not be contrary to the policies above.
- 7.1.6 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 Neighbourhood Amenity - Unacceptable

- 7.2.2 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.
- 7.2.3 BLP Policy 37 criteria (e) requires new development to respect the amenity of neighbouring properties. The original rear wall of the application property is sited approximately 2.5 m metres further than the original rear wall of the neighbouring property at number 53 Furzehill Square. The projection of the proposed rear extension would measure 6.8 metres from the original rear wall of the neighbouring property. Due to the proximity to the neighbouring property, excessive rearward projection when measured from the original rear wall of the neighbouring property and relationship with the neighbouring property, it is considered that the scale of the proposed rear extension would have an adverse impact on the residential amenities enjoyed by the neighbouring property in term of loss of outlook and unneighbourly increase sense of enclosure.
- 7.2.4 It is noted that the neighbouring occupiers have raised no objection to this proposal. It should be noted that the planning considerations and assessment is based on the adopted Development Plan, scale of the proposal and relationship between the proposal and the neighbouring properties.
- 7.2.5 Given the proximity of the extension to its side boundary and rear window of the neighbouring property, it is considered that the proposed extension would appear to be excessive, dominant, overbearing and have a detrimental impact on outlook and amenity.
- 7.2.6 The dwelling at number 49 Furzehill Square benefits from a conservatory at the rear and as such it is considered that there would be no significantly detrimental impact on this adjoining occupier as a result of the rear extension.
- 7.2.7 Having regard to the scale and siting of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, prospect or privacy would arise.

7.4 Heritage

- 7.4.1 BLP Policy 46 states “*at sites of potential archaeological importance, where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commence*”. This is supported by Section 16 of the NPPF and London Plan Policy HC1.D which requires development proposals to identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation.
- 7.4.2 The application site is located within an area of archaeological significance area - Upper Cray Valley in the Council’s Proposal Map. This is defined as a Tier 2 Archaeological Priority Area by Historic England. In assessing the proposal against Historic England’s Archaeological Risk Model the proposal is expected to result in a negligible risk to heritage assets of archaeological interest and accordingly no archaeological investigation is warranted on this occasion.

8 CONCLUSION

- 8.1 Having had regard to the siting, excessive rearward projection, proximity of the proposed to the neighbour’s primary habitable room window and its relationship with the neighbouring property, it is considered that the proposal would be an unneighbourly development resulting in loss of outlook.
- 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: Planning permission be refused

For the following reason:

1. Residential amenities

The proposed single storey rear extension, by reason of its siting, scale, close proximity to the neighbouring property, excessive rearward projection when measured from the rear habitable room window of the neighbouring property at No. 53 Furzehill Square would appear to be an unneighbourly development and have an adverse impact on the amenities of both existing and future occupiers at number 53 Furzehill Square, contrary to Policies 6 and 37 of the Bromley Local Plan.