

Committee Date	21.12.2023	
Address	66 Pope Road Bromley BR2 9QB	
Application Number	23/02655/FULL6	Officer - Jennie Harrison
Ward	Bromley Common and Holwood	
Proposal	First floor rear extension	
Applicant	Agent	
Mr Matt Gumbrell 66 Pope Road Bromley BR2 9QB	Mr Keith Chandler Keith Chandler Ltd 37 Glenthorne Ave Croydon CR0 7ET United Kingdom	
Reason for referral to committee	Call-In	Councillor call in Yes - Cllr Gupta Reason: Due to objection from No. 64 Pope Road. Impact on neighbours' party walls and foundations. Impact on residential amenities.

RECOMMENDATION	Permitted
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<p>KEY DESIGNATIONS</p> <p>Area of Deficiency in Access to Nature Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Renewal Area Smoke Control SCA 19</p>
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Land use Details		
	Use Class or Use description	Floor space (sq.m)
Existing	Dwelling (Class C3)	Approximately 102.5sqm
Proposed	Dwelling (Class C3)	Approximately 105.3sq.m
Total	Dwelling (Class C3)	Approximately 2.8sq.m

Vehicle parking	Existing number of spaces	Total proposed including retained spaces	Difference in spaces (+ or -)
Standard car spaces	1	1	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 10.07.2022
Total number of responses	0
Number in support	0
Number of objections	2 (from No.64 Pope Road including a letter from their solicitor)

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.1 Planning application for the erection of a one metre deep first floor pitched roof rear extension. The proposal would provide a new bathroom with an additional floor space measure approximately 3.2sq.m.

1.2 Due to its siting, limited size, scale, projection, design and relationship with its surrounding properties, it is considered that the proposal would not have an adverse impact on the residential amenities enjoyed by the neighbouring properties. The proposal is acceptable in term of design and scale.

2. LOCATION

2.1 The application property is a two storey mid terrace dwelling located on the southern side of Pope Road, Bromley. The site is mainly surrounded by domestic houses.

2.2 The site is located within Flood Zone 1. The risk of surface water flooding is very low as defined by the Environment Agency. The application property is not located within a conservation area and there are no listed buildings in the vicinity. The site is located within Bromley Common Renewal Area.



Figure 1. Site Location Plan



Figure 2. Aerial Photo

3. PROPOSAL

3.1 Planning permission is sought for a pitched roof first floor rear extension measures approximately 1 metre in depth and 3.2 metres in width. The roof profile and height of the proposal would be identical to the existing house measures approximately 4.9

metres high to the eave line and 6.6 metres to the top of pitched roof. The external finishes of the proposal would be matching the existing house.

3.2 The proposal would provide a new bathroom measuring approximately 3.2 metres additional floor space. The proposed first floor side window facing No. 68 Pope Road would be obscured glazed. No new or side window would be facing No. 64 Pope Road.

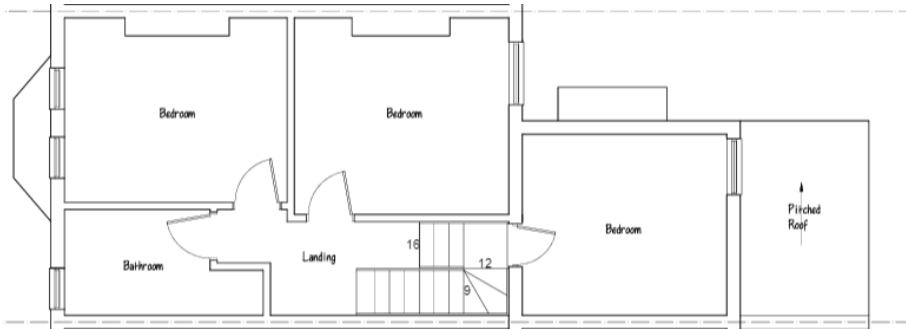


Figure 3. Existing first floor plan

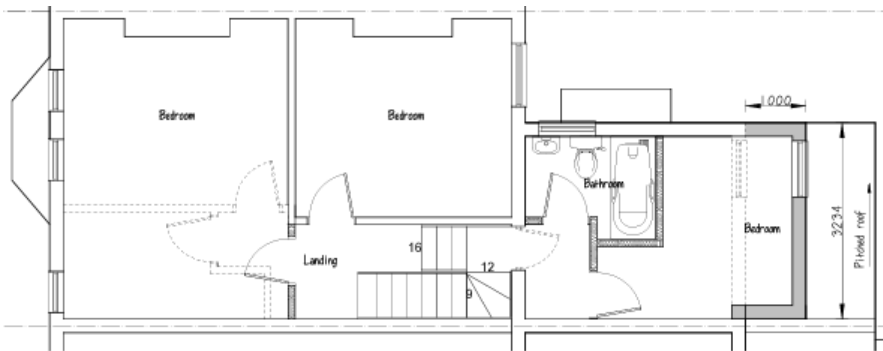


Figure 4. Proposed first floor plan

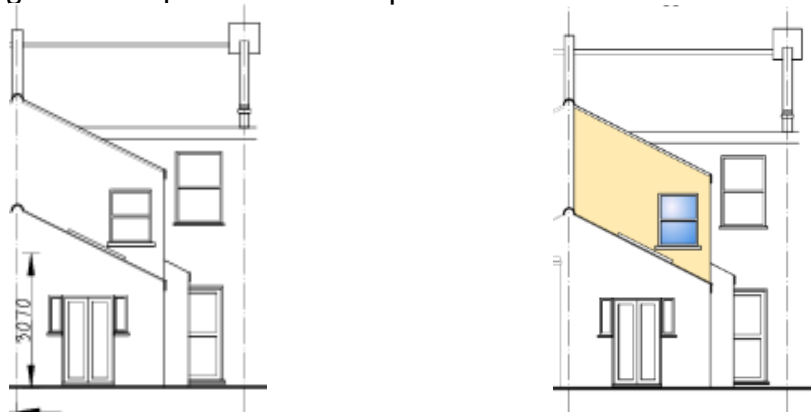


Figure 5 Existing elevation plan (left) and proposed elevation plan (right)

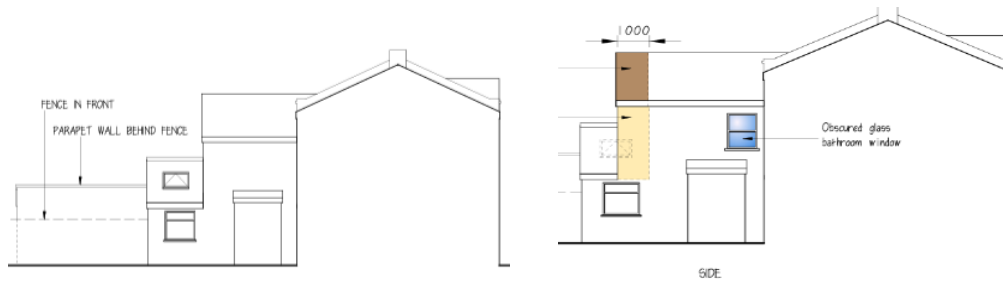


Figure 6 Existing side plan (left) and proposed side elevation plan (right)

4 RELEVANT PLANNING HISTORY

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

4.1 Ref: 22/03570/PLUD – Approve on the 29th November 2022

Certification of lawful development for a loft conversion with rear L shape dormers including two Juliet balconies and two front roof lights.

4.2 Ref: 22/04364/FULL6 – refused on the 21st December 2022

Full planning permission for a single storey side and rear extension.

4.3 Ref; 23/01059/FULL6 – granted on the 12th May 2023

Single storey side and rear extension.

4.4 Other approved two storey extensions on Pope Road /same road.

- 73 Pope Road – granted 03.07.2018.

4.5 Full planning permission granted for a part one/two storey rear extension and alterations to windows to side.

- 21 Pope Road – granted on the 7th May 2015

4.6 Full planning permission for a first floor rear extension

- 2 Pope Road

4.7 Ref 05/02786/FULL6 -- granted on the 22nd September 2005

Full planning permission for a two storey side and rear extension and increase in ridge height/rear dormer extension

- 2A Pope Road

4.8 Ref: 04/03425/FULL6 – granted on the 21.10.2004

Full planning permission for a first-floor rear extension

- 46 Pope Road

4.9 Ref: 03/03485/FULL6– granted on the 13.11.2003

Full planning permission for a first floor rear extension

- 2b Pope Road

4.10 Ref: 01/00373/FULL1 – granted on the 02.04.2001

Full planning permission for a two storey front and side extension

- 40 Pope Road – granted on the 27.04.1998
- 4.10 Full planning permission for a two storey rear extension

5 CONSULTATION SUMMARY

A) Statutory

N/A

B) Local Groups

None were received.

C) Adjoining Occupiers

5.1 Objection letter from No. 64 Pope Road including a letter from their solicitor have been received.

5.2 There are no other objections, supports or comments received from the neighbouring properties or members of the public.

5.3 Impact on character and appearance (Addressed in Section 7.1)

- Policy 37 is designed to safeguard existing residential occupants from inappropriate development and no justification for the departure from planning policy.
- The scale of the proposal and earlier approval would constitute a cramp, overdevelopment and set a bad precedent.

5.4 Impact on neighbouring amenity (Addressed in Section 7.2)

- It is not necessary to provide another family bathroom. The need for this extension is unclear.
- Previous ground floor extension was only approved due to height of 2m along the boundary with 68, so the same should be applied to No. 64
- Loss of light, outlook, dominant, sense of enclosure. Privacy, noise and disturbance from rear window.
- Overshadowing ground floor velux window at number 64 Pope Road of which the neighbouring roof is a main ground floor living/working space.
- There may also be loss of light for the other side of the property at No. 68 Pope Road.
- The proposal would create further impacts which is in addition to the loft conversion.
- Not comply with Policy 8 side space requirement resulting in tunnelling effect
- Daylight and sunlight assessment is inadequate and inaccurate.

5.5 **Other matters** (Addressed in Section 7.2)

- Concern regarding the extra weight on the party wall
- Inaccuracy of plans

6.0 POLICIES AND GUIDANCE

6.1 National Planning Policy Framework (NPPF) 2023

6.2 NPPG

6.3 The London Plan (LP) 2021

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

6.4 Bromley Local Plan (BLP) 2019

- Policy 6 Residential Extensions
- Policy 8 Side space
- Policy 37 General Design of Development

6.5 Bromley Supplementary Guidance

- Urban Design Supplementary Planning Document (July 2023)

7.0 ASSESSMENT

7.1 Design - Acceptable

7.1.1 Bromley Local Plan (BLP) Policy 6 requires the design and layout of proposed residential alteration or enlargement to satisfy all of the following criteria.

- a. The scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with the development in the surrounding area;
- b. Spaces 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 BLP Policy 37 states all development proposal including extensions will be expected to be of a high standard of design and layout. Development will be expected to meet all of the following criteria where they are relevant:

- a. Be Imaginative and attractive to look at, of a good architectural quality and should complement the scale, portion, form, layout and material of adjacent buildings and areas;
- b. Positively contribute to the existing street scene and/or landscape and respect important view, heritages, assets, skylines, landmarks or landscape features;

- c. Spaces about buildings should provide opportunities to create attractive settings with hard or soft landscaping;
- 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 environment 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;
- g. Suitable access should be provided for people with impaired mobility and meeting the principles of inclusive design. Where necessary and relevant to the development, contributes may be sought to improve accessibility around the development;
- h. Security and crime prevention measures should be included in the design and layout of buildings and public areas;
- i. Recycling and waste storage facilities are incorporated with the design layout
- j. Respect non-designated heritage assets. Application should be accompanied with a written statement setting out design principles and illustrate materials showing the relationship with the development to the wider context.

7.1.3 The approach above is supported by the NPPF and London Plan.

7.1.4 The application property is a two storey mid-terrace dwelling. The proposed first floor pitched roof rear extension would project 1 metre deep, providing a new family bathroom. The height of the proposed extension would be identical to the existing house as the proposed eaves line and ridge height of the proposed rear extension would be identical to the existing house.

7.1.5 The external finishes of the proposal would match the original house. The proposed first floor side bathroom window facing No.68 Pope Road would be obscured glazed. Should planning permission is forthcoming, these would be secured by planning conditions.

7.1.6 The existing first floor rear bedroom window is facing its rear garden. This relationship would be maintained and there is no first-floor bedroom window would be facing the neighbouring property at No. 64 Pope Road

7.1.7 Due to its limited scale, design, siting, appearance and relationship with the neighbouring properties, it is considered that the proposal is acceptable in terms of scale, design and appearance and would comply with BLP Policies 6 and 37.

7.1.8 Objection from No. 64 Pope Road is received due to the cumulative impact of the extensions and would represent over-development.

- 7.1.9 It is noted that there are earlier consents approved for extension on the ground floor and loft level. It should be noted that the merits of other approved extensions have been assessed. It should also be noted that the loft conversion was approved under a Certificate of Lawful Development. This Certificate is a legal document which confirmed this approved development complied with the relevant planning legislation and planning permission was not required. As such, no planning merits can be assessed. Having reviewed the planning application history including the extent of the approved works, it is considered that the scale of this proposal would be acceptable and would comply with BLP Policies 6 and 37.
- 7.1.10 Objection from No.64 Pope Road also suggested that the proposal would be contrary to BLP Policy 8 (side space policy) and a 1 metre side space should be retained.
- 7.1.11 The application property is a mid-terrace property which is adjoining to both side of the neighbouring properties. It is not uncommon for householders to seek improvement of their own home and introduce extensions to their property. The planning application history section of this report sets out other approved two storey extensions on Pope Road.
- 7.1.12 Due to the application property being a mid-terrace house with limited projection and scale, it is considered that the proposal would not be unacceptable in this instance and is consistent with the character in the wider area.
- 7.1.13 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 – Acceptable

- 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 Objection is received from No. 64 Pope Road regarding loss outlook, privacy, lights, impact on party wall, foundation and noise. Whilst the proposed first floor rear extension would be adjoining to the neighbouring property and visible from the neighbours ground floor rooflight, it should be noted that the proposed first floor rear extension is limited to 1 metre. The rear elevation of the proposal and the adjoining properties are all due south. There are no side windows would be facing the neighbouring properties. As such, it is considered that the proposal would not have an adverse impact on neighbours' amenities in terms of loss of privacy, loss of outlook or result in a significant overshadowing and loss of lights and would comply with BLP Policy 37.

- 7.2.4 Having reviewed the planning application history of the application site, it is considered that the proposed first floor rear extension would be acceptable and would not have an adverse impact on the residential amenities enjoyed by No. 64 Pope Road.
- 7.2.5 Objection is received from No. 64 Pope Road raising concerns to the impact on No.68 Pope Road. There is no objection received from No. 68 Pope Road.
- 7.2.6 The flank wall of the proposed first floor rear extension would be sited approximately 1.8 metres from the neighbouring property at No. 68 Pope Road. Whilst the proposal would be visible from the neighbour's side and rear windows, it should be noted that the proposed bathroom window would be obscured glazed. Due to its limited projection, scale and distance to the neighbouring property, it is considered that the proposal would not have an adverse impact in terms of loss of outlook, privacy or give rise to any unacceptable tunnelling effect.
- 7.2.7 The rear elevation of the application property is due south. Whilst the proposal would have an impact to natural light, it should be noted that the proposed first floor extension would set away from the neighbour's side property. Due to its limited projection, its orientation and relationship with its surrounding properties, it is considered that the proposal would not have an adverse impact on the residential amenities enjoyed by the neighbouring property and would comply with BLP Policies 37.
- 7.2.8 Given that there is no change to the use of the property, it is considered that the proposal would not have an adverse impact in terms of noise and disturbance.
- 7.2.9 Party wall agreement and impact on foundation are Building Control matters. This is outside the scope and remit of a planning application. An informative reminding the requirements of Building Control would be attached, should planning permission is forthcoming.
- 7.2.10 Objection is also raised regarding to the submitted details. The submitted floor plan and elevation plans including the application history of this site have been reviewed. It is noted that any new development would have an impact to its surrounding. However, the proposed first floor rear extension is limited to its scale and projection. Overall, it is considered that the proposed first floor rear extension would not have an adverse impact on the residential amenities enjoyed by the neighbouring properties.

8.0 CONCLUSION

- 8.1** Having had regard to the above it is considered that the development in the manner proposed is acceptable in terms of its scale, design and would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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: That planning permission be granted, subject to the following suggested conditions and informative, any other planning condition(s) considered necessary by the Assistant Director of Planning.

Condition(s)

1. Standard time limit
2. Standard compliance with plans
3. Matching materials
4. Obscure glazed bathroom window

Informative

1. Party Wall Agreement