

Committee Date	16.05.2024	
Address	The Bungalow Hayes Mead Road Bromley BR2 7HR	
Application Number	24/00512/FULL6	Officer - Susanna Stevenson
Ward	Hayes and Coney Hall	
Proposal	Proposed single storey front extension with new porch and part side extension and conversion of existing garage to habitable accommodation, single storey rear extension, loft conversion with rear dormer, roof alterations to form crown roof feature and roof lights.	
Applicant	Agent	
Mr Hasmukh Taank	Mr A Martin	
The Bungalow Hayes Mead Road Hayes Bromley BR2 7HR	Crown House Home Gardens Dartford DA1 1DZ	
Reason for referral to committee	Councillor call in	
	Cllr. Call-in	Yes (Cllr. Alexa Michael) – would like this application comes to PSC for a members' decision in view of neighbour's concerns.

RECOMMENDATION	PERMISSION
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KEY DESIGNATIONS
Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 2

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)

Existing and proposed	C3 – Dwellinghouses	80.7 sqm GIA to be added to the development.
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Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 12th February 2024. 	
Total number of responses	2	
Number in support	0	
Number of objections	2	

UPDATE 16.05.2024

This application for planning permission was reported to the Plans Sub-Committee 3 meeting held on 18th April 2024.

Members resolved to defer the determination of the application without prejudice, in order to ask the applicant to consider removing the rear dormer and substituting this with rooflights.

The applicant has advised that the current proposal already represents a modification/compromise of a previously refused scheme. Replacing the dormer with rooflights would not be a workable solution with regards to the internal open plan design of the dwelling – the underside of the roof slope would be too close to/overbearing to the internal balcony space.

The applicant notes that there are other examples of rear dormers including at second floor level in the area, one of which includes a first floor external terrace and another which includes a full height second floor window. Dormers are a common feature within the borough.

It is therefore requested that Members determine the application in its current form.

The original report is repeated below, updated where necessary.

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- **The proposed single storey front extension with new porch, single storey rear extension and part side extensions are of reasonable scale and would not have a detrimental visual impact to the appearance of the main dwelling or the character of the surrounding area in general.**
- **The proposed roof alterations to form a crown roof feature and rooflights would not result in any significant harm on visual amenities.**
- **The proposed loft conversion with rear dormer would not result in undue loss of privacy to the surrounding neighbours.**
- **No objection from Highways to the proposed garage conversion.**

2. LOCATION

- 2.1 The application site hosts a detached bungalow on the northeastern side of Hayes Mead Road, Bromley. The property is not listed nor within any area of special designation. Hayes Mead Road is a residential cul-de-sac and is characterised with a mix of two-storey detached dwellings and bungalows.

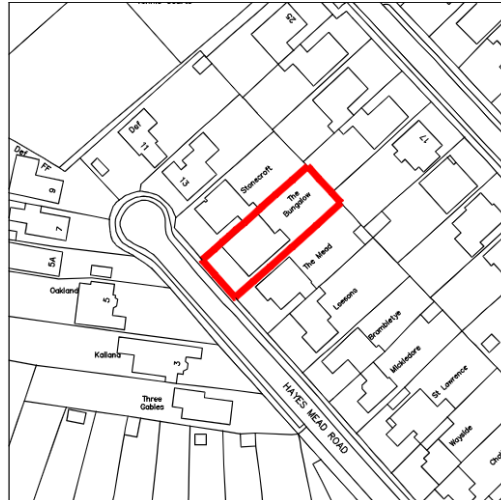


Figure 1 Site location plan - position of application property outlined in red



Figure 2 – Aerial view of site



Figure 3 – photo of the site viewing from Hayes Mead Road

3. PROPOSAL

3.1 The proposal is for single storey front extension with new porch and part side extension and conversion of existing garage to habitable accommodation, single storey rear extension, loft conversion with rear dormer, roof alterations to form crown roof feature and roof lights.

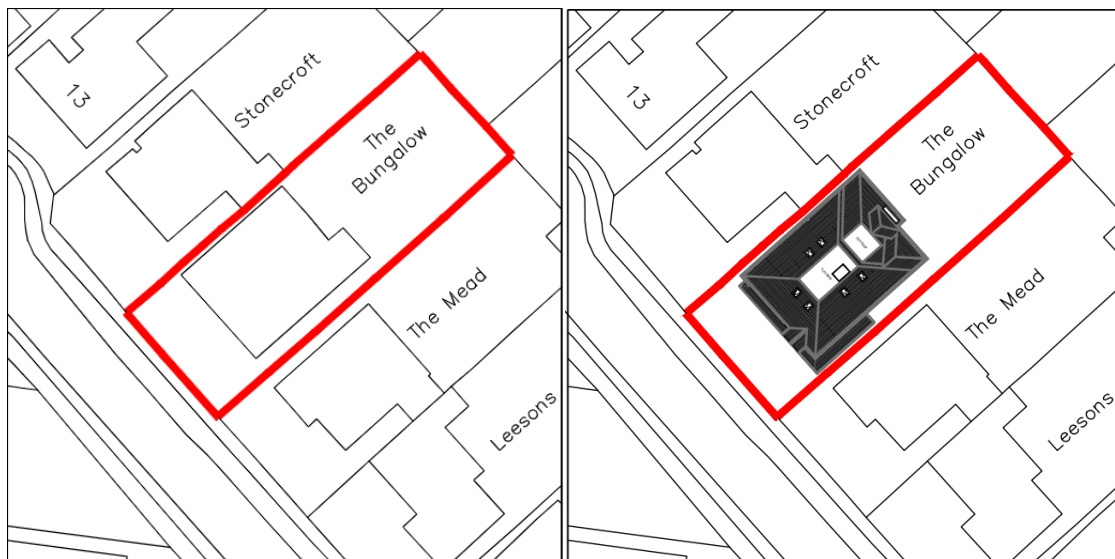


Figure 4 & 5 – Existing (left) and Proposed (right) block plan

- 3.2 The proposed single storey front extension and the new front porch would be approx. 0.9m in depth and 2.7m in width each. The proposed part side extension would be approx. 1.55m in width and 6.95m in depth. They would share a pitched roof with a maximum height of approx. 3.33m and an eaves height of approx. 2.65m. The new front porch would have a gable feature within its dual-pitched roof with a maximum height of approx. 3.74m.
- 3.3 The proposed single storey rear extension would extend for approx. 3m from the rear of the main dwelling and have a width of approx. 7.38m. It would have a pitched roof extending from the proposed roof alterations to the main roof with an eaves height of approx. 2.91m. Double glazed sliding doors and a window to rear garden are shown on the drawings.
- 3.4 The proposed garage conversion would turn the existing space and the new space created by the part side extension into a foyer with a toilet and a landing to upstairs. A front window and a rear window are shown on the drawings.

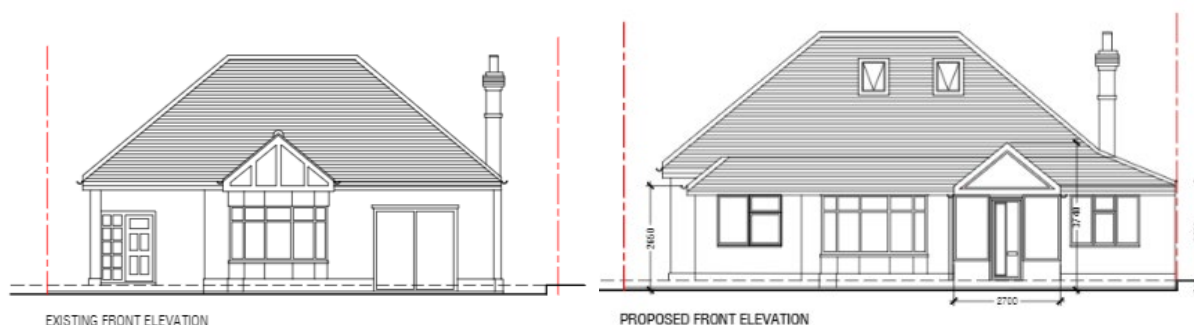


Figure 6 & 7 – Existing (left) and Proposed (right) front elevation

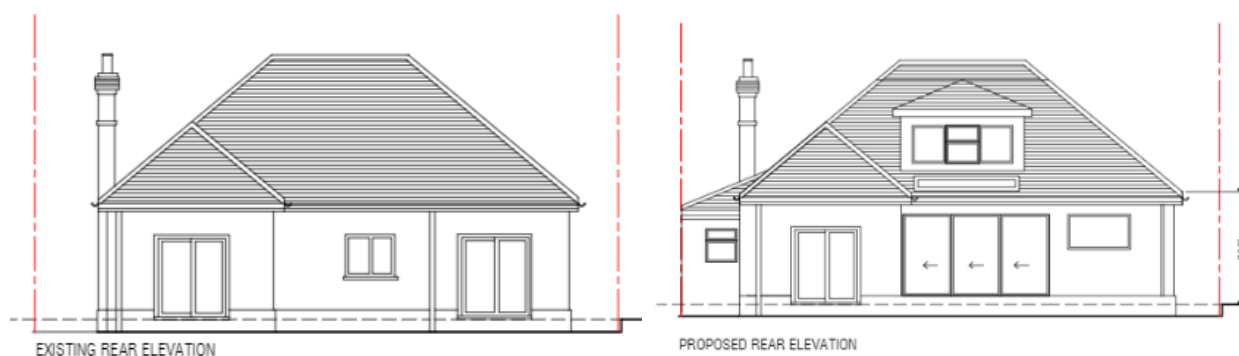


Figure 8 & 9 – Existing (left) and Proposed (right) rear elevation

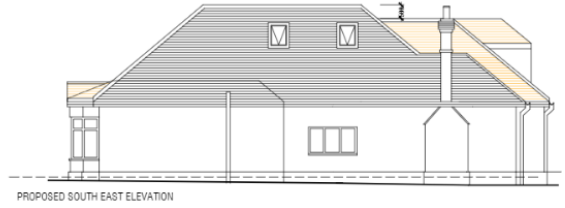
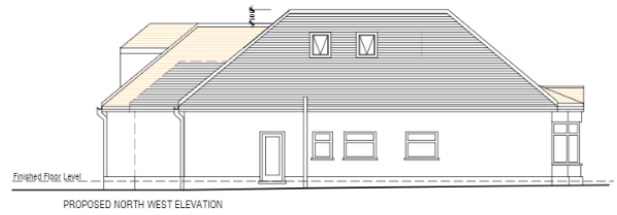
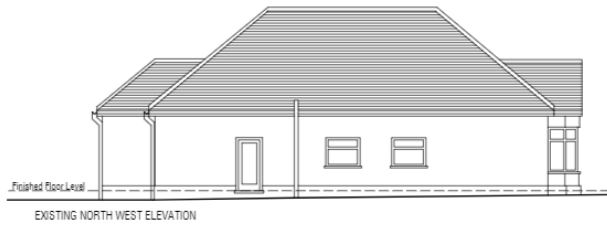


Figure 10 & 11 – Existing (left) and Proposed (right) side elevations

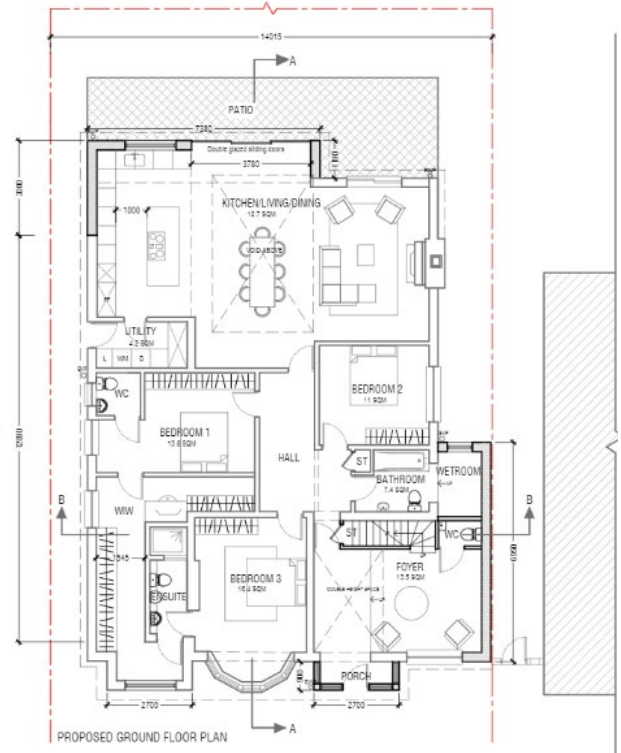
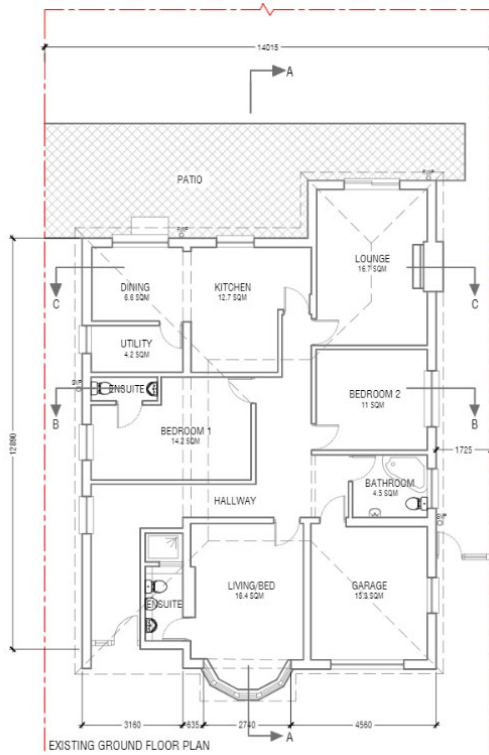


Figure 12 & 13 – Existing (left) and Proposed (right) ground floor plan

3.5 The proposed loft conversion with rear dormer, roof alterations to form crown roof feature and insertion of rooflights are shown in figures 8-11 and 14-16.

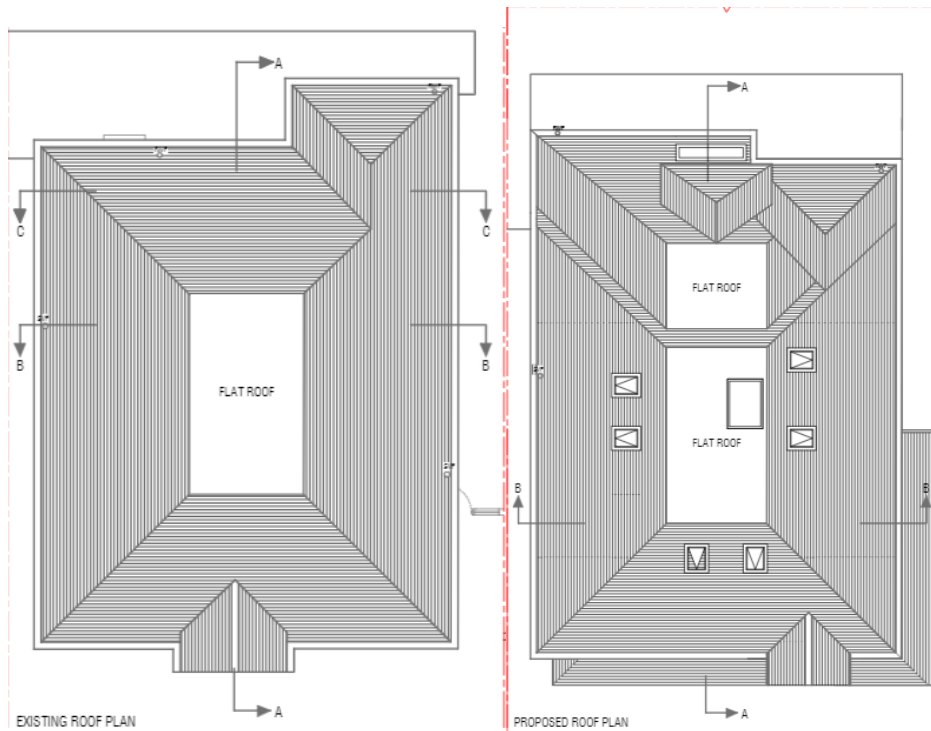


Figure 14 & 15 – Existing (left) and Proposed (right) roof plan

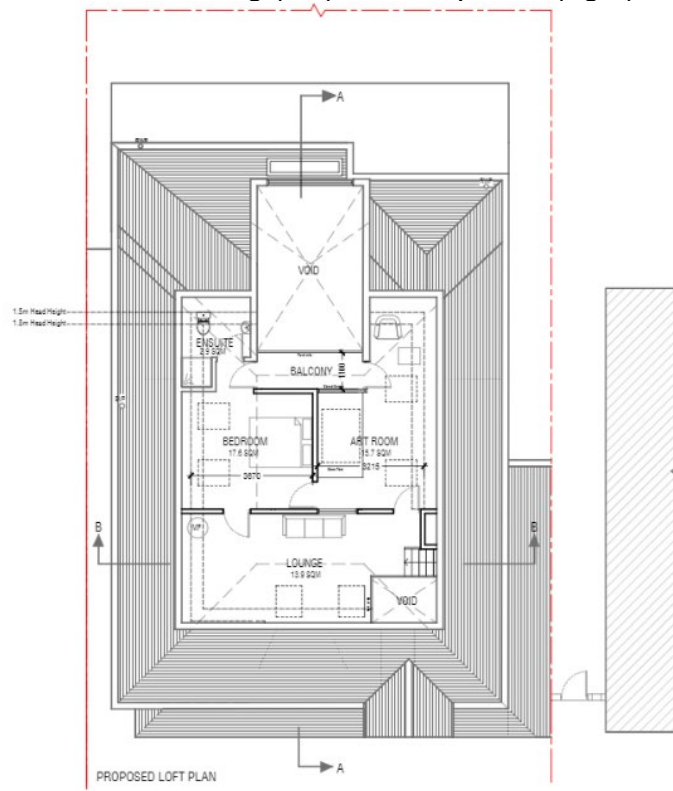


Figure 16 – Proposed loft plan

4. RELEVANT PLANNING HISTORY

99/00450/FULL1 - Single storey side extension – Permitted

23/00790/FULL6 - Single storey front and side extension with new porch and conversion of existing garage to habitable accommodation, single storey rear extension, loft conversion with front dormer, roof alteration to form rear gable end feature, solar panels, rooflights and lantern roof light. – Refused

5. CONSULTATION SUMMARY

A) Statutory

Highways: **No objection**

The proposed development involves converting an existing garage into a habitable accommodation which would result in the loss of one parking space. However, there are available spaces within the site's curtilage that can be utilised for parking. Given that this is a small development, no objections are raised from a highways' perspective.

B) Local Groups

None.

C) Adjoining Occupiers

The following representations were received and are summarised as follows:

Character of the area (addressed in paragraphs 7.2)

- Main objection relates to the first floor or loft plan level of the proposed rear elevation

Neighbouring amenity (addressed in paragraphs 7.3)

- Although there is a distant view from the internal balcony but this void could be enclosed in the future and converted to a habitable room
- The proposed high level window would provide the opportunity to overlook neighbouring rear gardens and internal living spaces
- Image 3 in the Design and Access Statement was presumably taken with a convex lens gives the appearance of a long garden and the description beneath says 'Reasonable distance from the back of the property to neighbours.' However, if the back of the house is allowed to extend as requested and our concerns about the window noted above are not addressed, the distance between us would not be reasonable.

6. POLICIES AND GUIDANCE

National Planning Policy Framework December 2023

NPPG

The London Plan

- D1 London's form, character and capacity for growth
- D3 Optimising site potential through the design led approach
- D4 Delivering Good Design

Bromley Local Plan 2019

- 6 Residential Extensions
- 37 General Design of Development

Supplementary Planning Guidance

Urban Design Supplementary Planning Document (July 2023)

7. ASSESSMENT

7.1 Resubmission

7.1.1 The current application is a resubmission of application ref. 23/00790/FULL6 which was refused for the following reason:

The proposed extensions and roof alterations, by reason of their bulk, siting and design, would not respect or complement the scale, form and proportion of the host dwelling and would create an incongruous feature within the street scene generally; thereby contrary to Policies 6 and 37 of the Bromley Local Plan.

7.1.2 The main changes between the previous application refused in June 2023 and the current application ref. 24/00512/FULL6 are set out as follows:

- Removal of front dormer
- Removal of solar panels
- Removal of a second front bay window on ground floor and as a result the width of the proposed new front porch would increase from approx. 1.85m to 2.7m.
- Design change to proposed roof alterations from a rear gable end feature to a crown roof feature which would set below the main roof ridge by approx. 0.5m. A rear dormer is proposed sitting on the extended rear roof slope.
- Replacing the lantern roof light by a flat roof light
- Reduced width of the single storey rear extension from approx. 11.06m to 7.38m

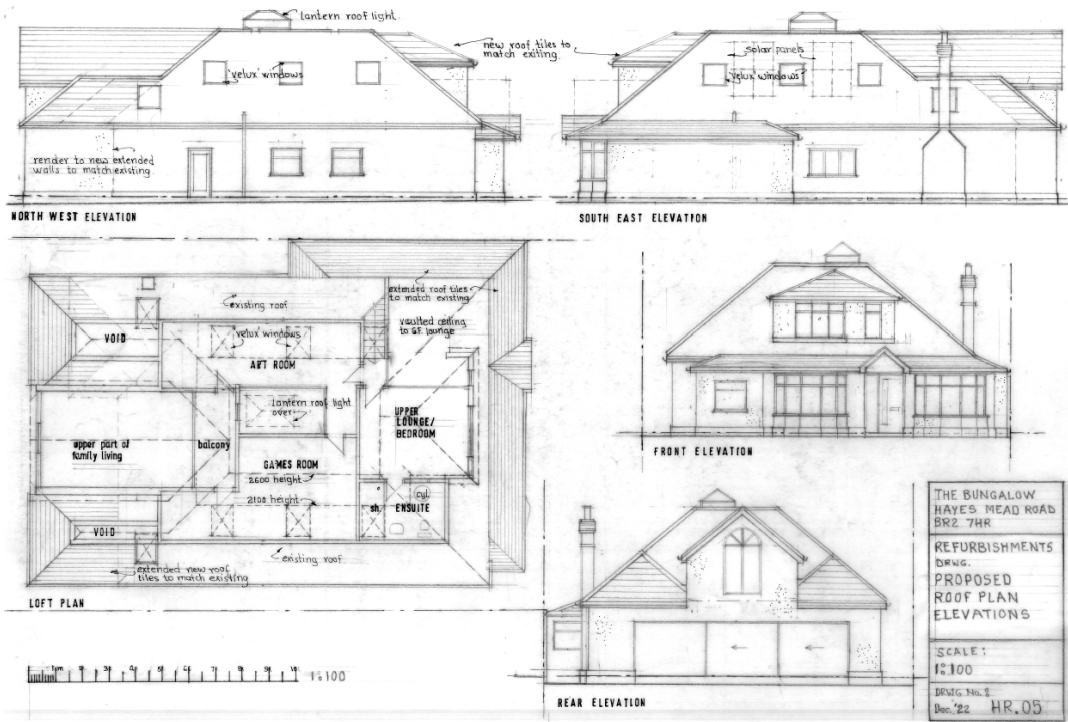


Figure 17 – Elevations and loft plan of previously refused application (ref. 23/00790/FULL6)

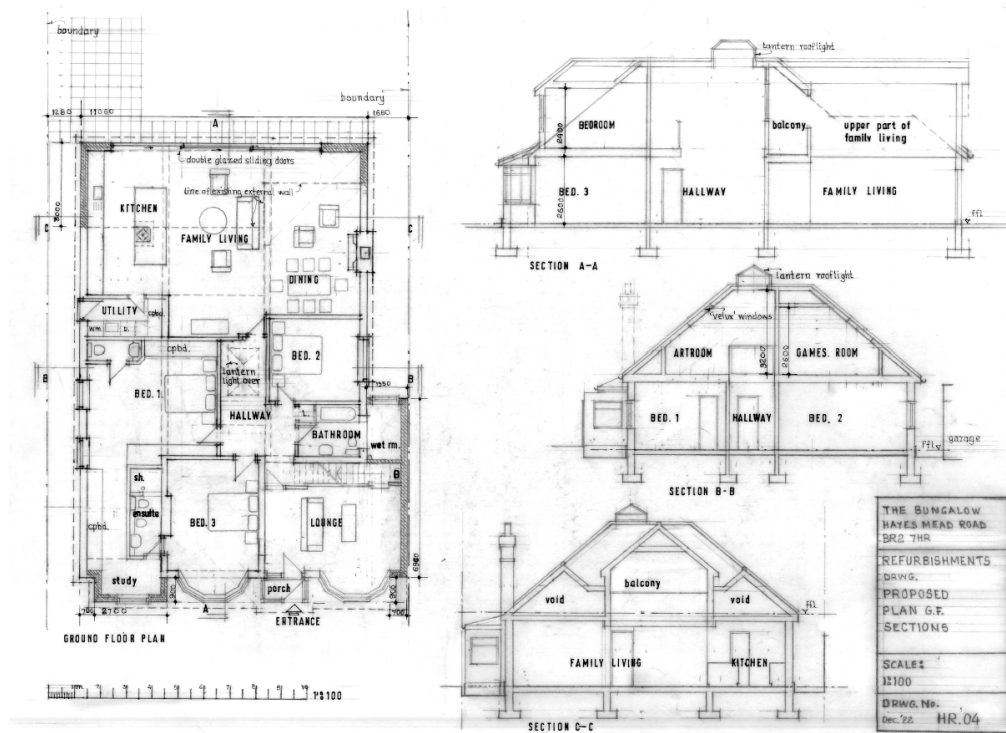


Figure 18 – Ground floor plan and sections of previously refused application (ref. 23/00790/FULL6)

7.2 Design, scale and layout - ACCEPTABLE

- 7.2.1 The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.2.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy D3 of the London Plan states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Form and layout should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape. The quality and character shall respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character. locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 7.2.3 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. Policy DG5 of the Urban Design Guide SPD (2023) states that extensions and alterations to existing dwellings should respond to character (by adopting an appropriate design approach) and appear subservient in scale to avoid uncharacteristically large additions which can significantly change the appearance of a property and have a detrimental impact on character and amenity. Careful consideration should be given to form, fenestration, materials and detailing.
- 7.2.4 At ground floor level this re-submitted scheme would have the proposed second front bay window removed. Although the proposed new front porch would have an increase in width by approx. 0.85m, the proposed depth (approx. 0.9m) of it and the single storey front extension is considered modest and would not extend beyond the existing front elevation with the front bay window. The proposed scale of the part side extension would remain the same as last application. The host dwelling is surrounded by an eclectic mix of housing styles and sizes and many of which have been extended and remodelled such as "Hillyfields" (No.11) and "The Mead". Although this mix is not defined by any particular character, the properties along Hayes Mead Road do share certain characteristics such as a hipped main roof design. Whilst the existing front gable feature would be repositioned slightly to the right of the front elevation, it is not considered to cause significant visual impact to the main dwelling or street scene with the modest projection and sympathetic design with a hipped roof.
- 7.2.5 The proposed depth of the single storey rear extension would remain at approx. 3m but the width of it would be reduced by approx. 3.68m. The reduction in bulk at rear is considered acceptable and its overall subservience would not cause any harmful visual impact to the main dwelling or street scene.

- 7.2.6 At first floor/ loft level, this resubmission would remove the front dormer and replace the rear gable end feature by a rear dormer. The overall bulk at this level would be significantly reduced from the last refusal. The proposed roof alterations would extend approx. 7.54m from the main roof ridge to form a rear gable end feature while total depth of the proposed roof alterations would reduce by approx. 1.92m to 5.62m when compared to the recently refused scheme. The proposed crown roof would extend approx. 2.67m further from the rear main roof and set below the main roof ridge by approx. 0.5m. The size of the proposed rear dormer is considered modest (approx. dimension D.2.83m x W3.2m x H2.43m) and would be set below the main roof ridge by approx. 0.5m and set in from the eaves by approx. 0.99m. Overall, having regard to the significant reduction in bulk at roof level and its siting at rear main roof slope, the proposed roof alterations are considered acceptable and would now appear subservient to the host dwelling and sympathetic to the existing roof form.
- 7.2.7 Other proposed alterations at roof level would include the insertion of seven roof lights as shown in the proposed roof plan (figure 15 above). This resubmission would see the previously proposed lantern rooflight replaced by a flat rooflight. This replacement is considered acceptable and would not be unduly prominent when viewed from the street. Similar rooflights on main roof slope are common along Hayes Mead Road and therefore, they are considered acceptable addition and would not cause visual harm to the main dwelling or the surrounding area.
- 7.2.8 Overall, this resubmission is considered acceptable and would be able to overcome the previous reason for refusal under application ref. 23/00790/FULL6.

7.3 Neighbouring amenity - ACCEPTABLE

- 7.3.1 Policy 37 of the Bromley Local Plan 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.
- 7.3.2 Neighbouring objections were received regarding potential overlooking and loss of privacy resulting from the proposed rear dormer. It is observed during site visit at the application property and the neighbouring property at No.19 Pondfield Road that both sites benefit from generous size of rear gardens. Scaling from submitted site location plan (figure 1 above), it is measured that the application property enjoys a rear garden approx. 19.37m in length while No.19 Pondfield Road enjoys one approx. 17.25m in length. Whilst the application property and some of the opposite neighbours along Pondfield Road are bungalows, there are also some two-storey properties along Hayes Mead such as Hillyfields (No.11) and The Mead which have already caused a certain degree of overlooking from their first floor rear windows to properties along Pondfield Road.



Figure 19 – Photo of the application property's rear garden taken during site visit



Figure 20 – Photo of No.19 Pondfield Road's rear garden (neighbour directly opposite to the application property) taken during site visit



Figure 21 – Photo of The Mead (two-storey property adjacent to application property)



Figure 22 – Photo of Hillyfields (No.11 Hayes Mead Road)

7.3.3 Submitted plans show a void space at first floor/ loft level with approx. 1.5m & 1.8m head height between the rear dormer window and an inner balcony area with handrails. Scaling from the submitted proposed loft plan the void space would be approx. 5.21m in depth. As such there would be a considerable distance from the nearest functionable space to this rear dormer window which would allow for direct views from this window.

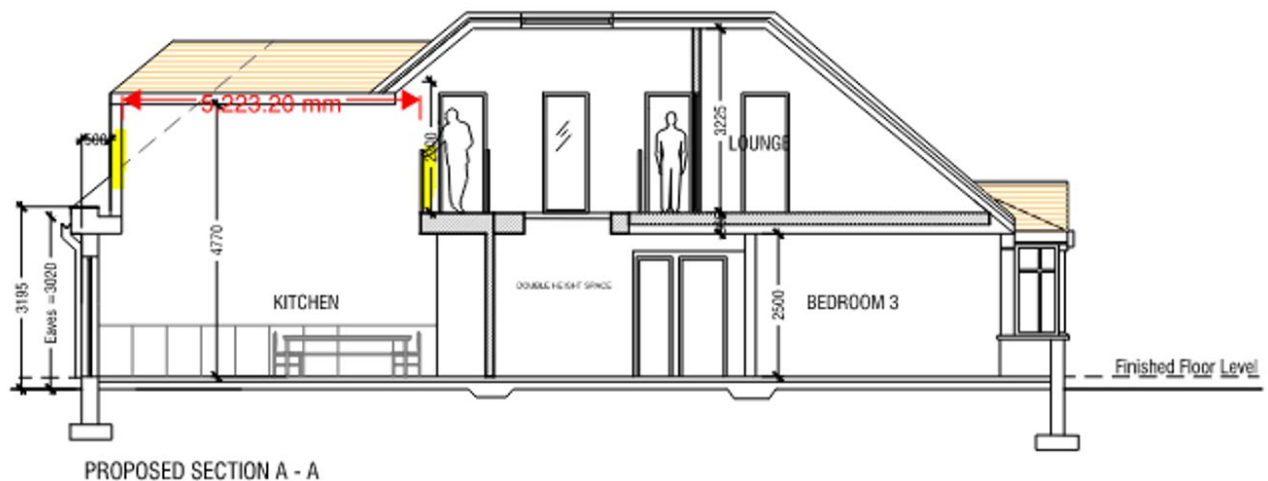


Figure 23 – section through extension

7.3.4 Whilst it is currently shown as a void space, this would not prohibit any future alterations. Nevertheless, a rear dormer window is not uncommon in a residential setting such as this. As such, having regard to the separation distance, the siting and the existing degree of overlooking of the nearby properties, it is considered that the proposed rear dormer would not lead to harmful increase in overlooking and loss of privacy to the occupiers of neighbouring properties.

7.3.5 Other elements in the proposal including the single storey front extension with new porch, part side ground floor side extension and single storey rear extension are considered acceptable given their modest scale. As such it is not considered these would cause any undue loss of amenity to the neighbouring properties.

7.4 Highways - ACCEPTABLE

7.4.1 The proposed garage conversion would remain the same as last refused application. It would turn the existing space into a foyer. Whilst the garage conversion would result in the loss of one parking space, there are spaces available within the site's curtilage which could be utilised for parking. No highways objections have been raised in respect of the proposals.

8. CONCLUSION

8.1 Planning permission was refused for the previous proposal on the ground:

“The proposed extensions and roof alterations, by reason of their bulk, siting and design, would not respect or complement the scale, form and proportion of the host dwelling and would create an incongruous feature within the street scene generally; thereby contrary to Policies 6 and 37 of the Bromley Local Plan.”

8.2 It is considered that the design, bulk and siting of the proposed extensions/roof alterations represents a significant reduction in scale and bulk at roof level, resulting in a much improved development that would complement the scale, form and proportions of the host dwelling and which would not appear uncharacteristic with the character of the area/visual amenities of the street scene.

8.3 Taking into account the reduction in the scope of the development, along with the significant back-to-back separation between the rear of the host dwelling and the nearest neighbouring dwelling (approx. 34m) and the retained depth of the rear garden (approx. 17m), the modest size of the rear dormer window aperture and the limited potential for overlooking from the internal balcony, it is not considered that the proposal would have a significant impact on neighbouring residential amenity, including with regards to privacy. The application site is located within a suburban location where some degree of mutual overlooking is quite common and not uncharacteristic.

8.4 The ground of refusal of planning permission under reference 23/00790/FULL6 did not refer to concern over impact on neighbouring residential amenity. The current proposal reduces any such impact relative to the refused scheme and is therefore considered acceptable.

8.5 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: Application Permitted

Subject to the following conditions:

- 1. Standard time limit**
- 2. Standard compliance with approved plans**
- 3. Materials in accordance with approved plans**

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.