

Committee Date	13.06.2024	
Address	97 Ravensbourne Avenue Bromley BR2 0AU	
Application Number	24/01221/FULL6	Officer - Ms Manpreet Viridi
Ward	Shortlands And Park Langley	
Proposal	Enclosing a porch and retention of the front door. (RETROSPECTIVE).	
Applicant	Agent	
Mr Martin Delahunty 97 Ravensbourne Avenue Bromley Bromley BR2 0AU	Mrs Marienne Pachonick 272 Pickhurst Rise West Wickham Pickhurst Rise BR4 0AX United Kingdom	
Reason for referral to committee	Call-In	Cllr Grant - The removal of the arch removes the symmetry of the two buildings and consider the new composite door to be out of character therefore detrimentally impacts the Shortlands Village Conservation Area.

RECOMMENDATION	PERMISSION
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Representation summary	<ul style="list-style-type: none"> • Neighbour letters were sent 28.03.2024 • A Statutory site notice was displayed at the site on 28.03.2024 • A press advert was published on 10.04.2023
Total number of responses	17
Number in support	15
Number of objections	2

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Shortlands Village Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not have a harmful impact on the amenities of neighbouring residents.

2 LOCATION

- 2.1 The application site is two storey detached property located on the western side of Ravensbourne Avenue. The site lies within the Shortlands Village Conservation Area which was designated in June 2021.
- 2.2 The surrounding area is characterised by a mixture of detached and semi-detached dwellings with large rear gardens.

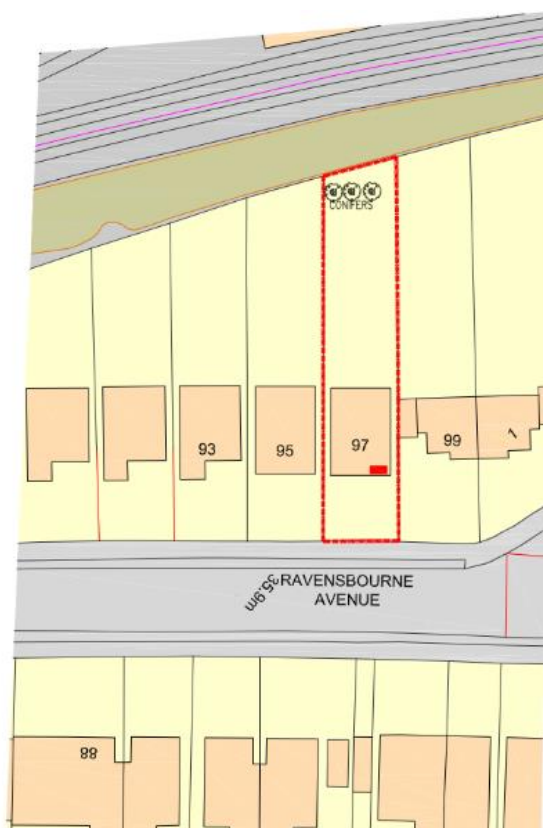


Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission retrospectively for the infilling of the front porch and installation of a new front door.
- 3.2 The existing front elevation had an arch way which led to the front door which was designed with a rounded top. The new door has enclosed the existing archway and brought the front door forward with a new square shaped front door entrance.

Figure 2: Previous front elevation (taken from Google Street View)



Figure 3: Pre-existing Ground Floor Plan

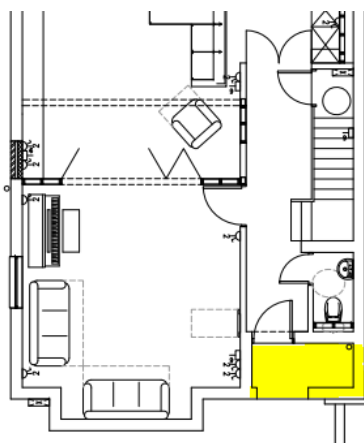


Figure 4: Pre-existing Front Elevation



Figure 5: Existing front elevation

No. 95

No. 97



Figure 6: Proposed ground floor plan

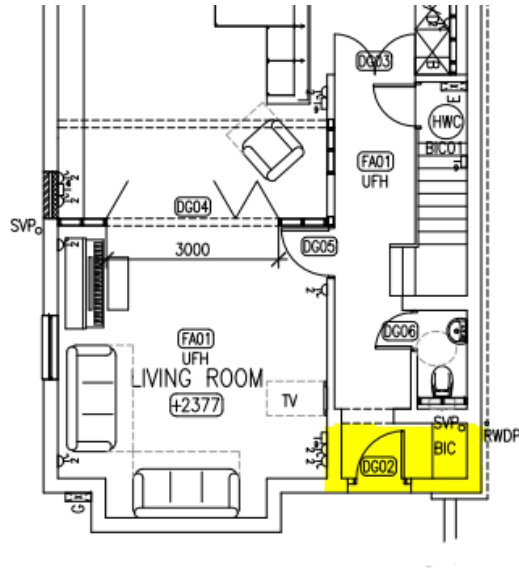
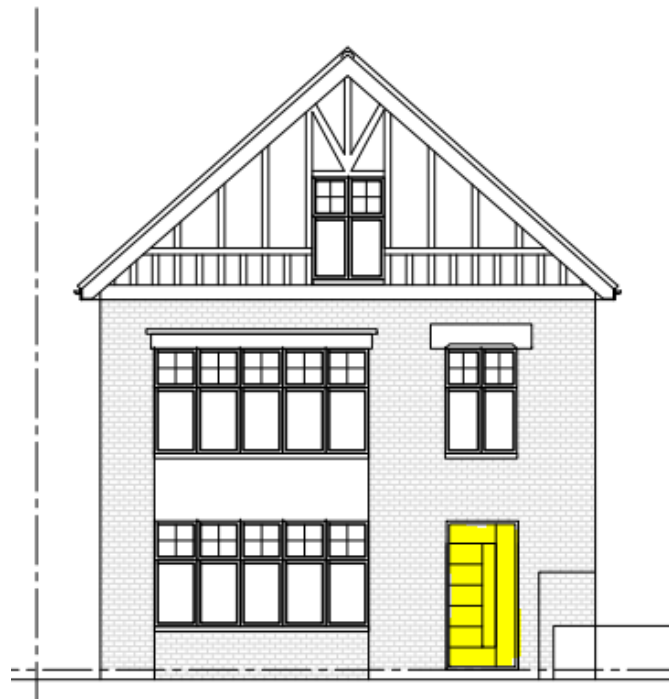


Figure 7: Proposed Front Elevation



4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Planning permission was granted under ref: 03/01865/FULL1 for the demolition of existing dwellings (at No. 95 Ravensbourne Avenue) and erection of 2 detached four-bedroom two storey dwellings with room in the roof space and 4 car parking spaces. Condition 12 of this permission removed permitted development rights with regards to Classes A, B, C and E. The reason for this condition was to prevent an overdevelopment of the site. When permission was granted for the redevelopment of the site, the property was not within a Conservation Area and no reference to the visual amenities of the area have been cited in the reason.
- 4.3 Planning permission was granted under ref: 20/04329/FULL6 for the construction of single storey rear extension, additional excavation to create deeper terrace, lowering of existing retaining wall and associated landscaping.

5 CONSULTATION SUMMARY

A) Statutory/Non-Statutory

5.1 Conservation: Objection

The way the porch has been infilled disrupts the symmetry of this building which is important in terms of its relationship with the neighbouring house. From a heritage point of view the removal of the attractive brick arch and its replacement with a very standard square detail is inappropriate in this particular heritage context.

Although this may be a post 1940s house, the symmetry between the pair is of importance to the character of the conservation area and is attractive with its half timbering and traditional detailing. The Design and Access Statement indicates a photo of a modernist house with rectangular front door opening however, as the visual significance of this house is that it matches its neighbour, to disrupt this would be unacceptable in heritage terms.

5.2 Network Rail: No objections

B) Local Groups

- 5.4 The Shortlands Residents Association and the Ravensbourne Valley Residents have both objected to this application for the following reasons: (addressed in 7.1)
- Moving the front door to the front of the porch increases the loss of symmetry and exposes a very modern front door which is incongruous in its setting.
 - Bromley Local Plan Conversation Area Policy 41 requires the character of the conservation area to be preserved or enhanced. The works already carried out do not make a positive contribution and detract from the symmetry which did exist.

- Policy 37 refers to developments complementing the form, layout or materials of adjacent building. This development conflicts with its neighbour at number 95.
- Impact of the Shortlands Village Conversation Area (SVCA) - There was an attractive symmetry between No's 95 and 97 which has now been lost.
- The new door appears as an incongruent, disjoined and awkward addition, almost an afterthought to the host building.
- Harmful to the character and appearance of the SVCA and conflicts with Policies 6, 37 and 41 of the Bromley Local Plan (2019).

5.5 15 comments of support have been received from neighbouring occupiers which has been summarised as follows:

- The presentation of the house as it stands with its current configuration is appealing and not detrimental to the street scene.
- The new door is in keeping with the street and the colour of the new front door matches many other doors along Ravensbourne Avenue.
- Work has been completed to high standards.
- The porches at 95 and 97 are apart and the difference between the two porches are not an issue especially given the wide variety of styles and ages of the property in the street as a whole.
- No restriction on permitted development requirements.

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 indicate otherwise.

6.3 The National Planning Policy Framework was updated in 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:-

The London Plan

- D1 London's form and characteristics
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- HC1 Heritage conservation and growth

Bromley Local Plan 2019

6	Residential Extensions
37	General Design of Development
41	Conservation Areas

Supplementary Planning Guidance

Shortlands Village Conservation Area SPG
Urban Design Supplementary Planning Document (July 2023)

7 ASSESSMENT

7.1 Design and Heritage impact – Acceptable

- 7.1.1 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.
- 7.1.2 London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.3 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.
- 7.1.4 Policy 41 states that Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by: Respecting or complementing the layout, scale, form and materials of existing buildings and spaces; Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and Using high quality materials.
- 7.1.5 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

- 7.1.6 Paragraphs 205/208 of the NPPF (2023) consider the potential impacts on heritage assets, including conservation areas. Paragraph 208 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.
- 7.1.7 The Conservation Officer has raised objections due to the impact on the symmetry of the pair of dwellings. The Shortlands Village Conservation Area was designated in June 2021, and whilst it is acknowledged that the infill to the front entrance arch and new modern style door does represent a visible difference when viewing Nos. 97 and 95 as a pair, it is noted that when planning permission was granted for the new dwellings permitted development rights were not restricted in terms of porches (Class D) and as such a porch could be constructed at either property which would disrupt the symmetry.
- 7.1.8 It is also noted that the properties along Ravensbourne Avenue do vary in style. Therefore, whilst it is acknowledged that the infilling and design change to the front porch is noticeable, the overall appearance of the pair of properties is not material altered. Furthermore, the host dwelling is a modern house in the lifetime of the street and therefore, on balance, would not be it does not appear out of keeping when taking account of the age of the property and its surrounding context.
- 7.1.9 It is therefore considered that the proposal would not appear out of character with the main dwelling nor unduly harm the appearance of the pair of dwellings of which it is a part, and would not harm the character and appearance of the wider Shortlands Village Conservation area within which it lies.

7.2 Neighbouring 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.
- 7.1.2 The proposal would infill the existing porch and would not project out beyond the front building line.
- 7.1.3 Having regard to the scale, siting and separation distance of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

8 CONCLUSION

- 8.1 Having had regard to the above, it is considered that the development would not result in a significant loss of amenity to local residents and would preserve the character and appearance of Shortlands Village Conservation 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: Application Permitted

As amended by documents received on 19.04.2024 and 30.05.2024

The following conditions are recommended:

- 1. Retain in accordance with the approved plans.**

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.