

Committee Date	11.07.2024	
Address	9 The Meadow Chislehurst BR7 6AA	
Application Number	24/00562/FULL6	Officer - Andrea Templeton
Ward	Chislehurst	
Proposal	Part one/two storey front/side/rear extensions with front porch and garage conversion, roof alterations to include rear dormer, rooflights to side and front, removal of chimney and elevational alterations	
Applicant	Agent	
Mr & Mrs A & K Spokes	Mr Andrew Barrett	
9 The Meadow Chislehurst BR7 6AA	4 Barnet Wood Road Bromley BR2 8HJ	
Reason for referral to committee	Call-In	Councillor call in
	Call-In	Yes - Cllr Mark Smith Reason: Severe loss of amenity - loss of light and overshadowing - for neighbour.

RECOMMENDATION	PERMISSION
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KEY DESIGNATIONS Conservation Area Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 10

Land Use Details		
	Use class or Use description	Floor space (GIA SQM)
Existing	C3 Single Dwelling	

Proposed	C3 Single Dwelling	198 sqm additional floor space
Representation summary	<ul style="list-style-type: none"> Letters to neighbours were sent out 14 February 2024 and following receipt of revised drawings a further letter was sent 17 April 2024 A press advert was published in the News Shopper on the 21 February and 24 April 2024 respectively. 	
Total number of responses	3	
Number in support	0	
Number of objections	2	

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area or the Conservation Area.
- The development would be of an acceptable design and would not harm the visual amenities of the street scene or the area in general.
- The development would not adversely affect the amenities of neighbouring residential properties.

2 LOCATION

- 2.1 The application site lies within the Chislehurst Conservation Area.
- 2.2 The site is currently occupied by a two-storey residential dwelling.
- 2.3 Revised drawings received 16th April 2024.

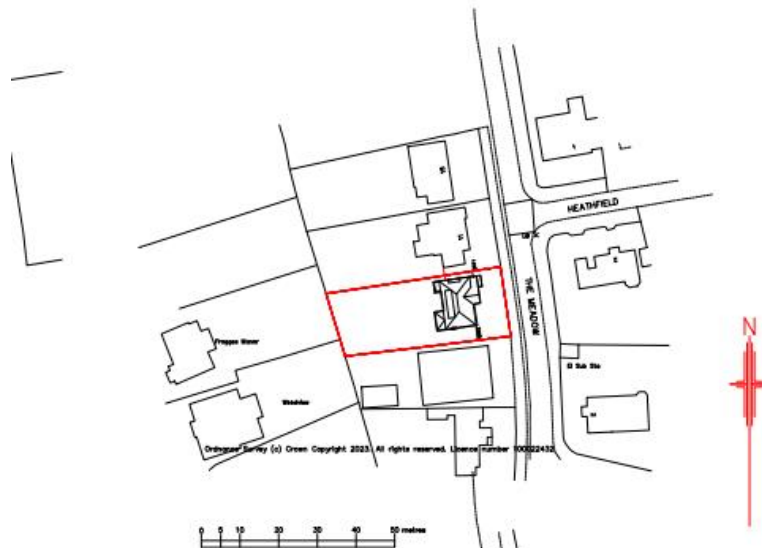


Figure 1: Site Location Plan

3 PROPOSAL

3.1 Planning permission is sought for a part one/two storey front/side/rear extensions with front porch and garage conversion, roof alterations to include rear dormer, rooflights to side and front, removal of chimney and elevational alterations.

3.2 The application is supported by a Design and Access Statement.

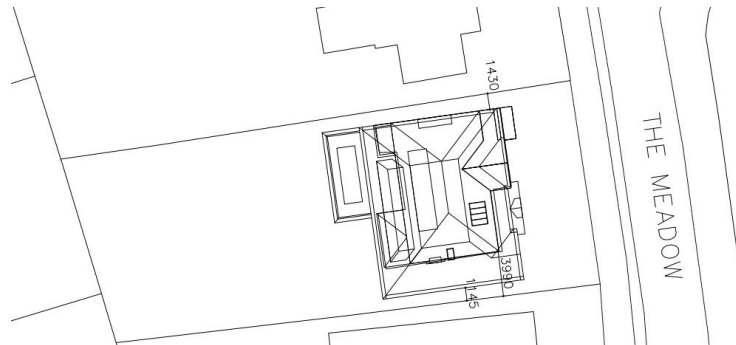


Figure 2: Proposed Block Plan



Figure 3: Existing Front Elevation



Figure 4: Existing Rear Elevation



Figure 5: Proposed Front Elevation



Figure 6: Proposed Rear Elevation

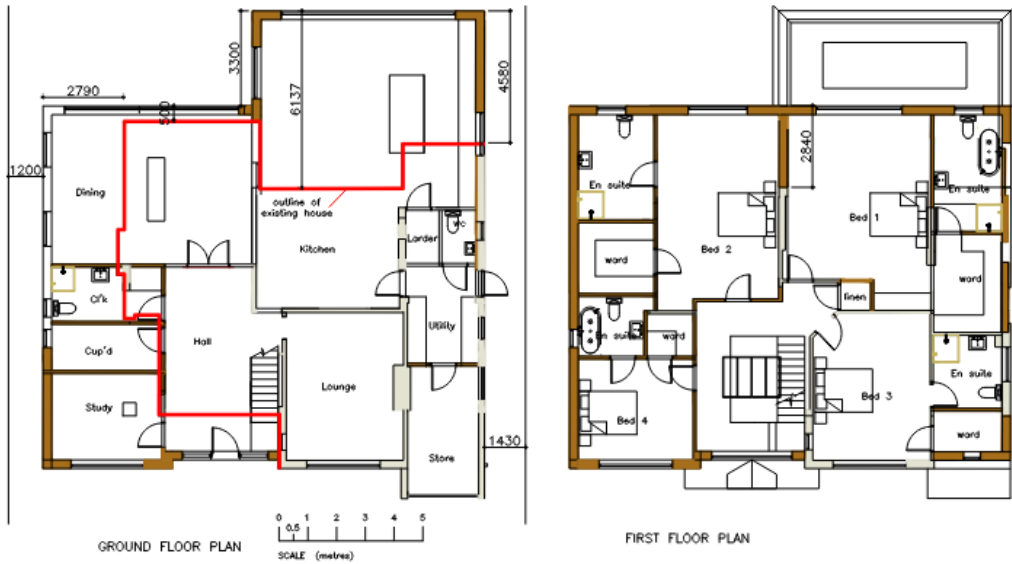


Figure 5 & 6: Proposed Ground and First Floor plans

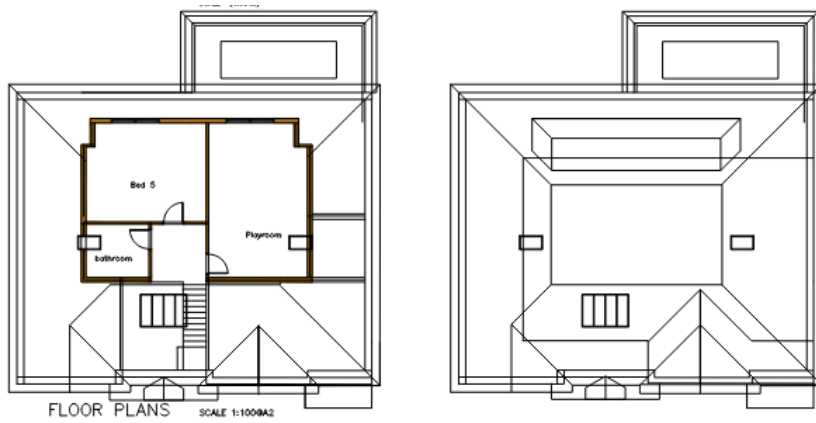


Figure 7 & 8: Proposed Loft and Roof plans

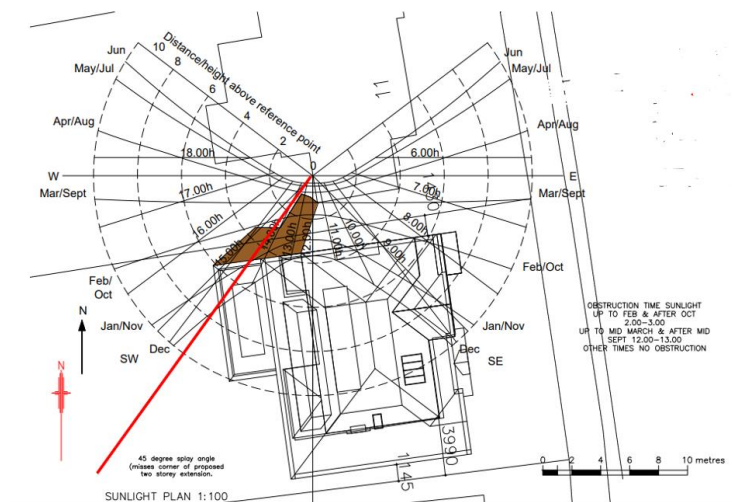


Figure 9: Daylight / Sunlight plan

Photographs



Figure 10: Photo Existing Front Elevation



Figure 11: Photo Existing Rear Elevation



Figure 12: Towards No.7 The Meadow



Figure 13: Towards No.11 The Meadow



Figure 14: Existing side space between the host dwelling & No. 11 The Meadow

Images of nearby development



**Front elevation neighbouring property
No.7 The Meadow**



No.21 The Meadow



No.6 The Meadow

4 RELEVANT PLANNING HISTORY

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

- 88/00675/FUL - Single storey front extension to integral garage - PERMITTED
14.04.1988
- 20/02955/TREE – Cedar tree – remove dead branches and crossing branches. Crown thin by 20%. No objection – 14.09.2020

5 CONSULTATION SUMMARY

A) Statutory

Highways – “The project will lead to the conversion of the garage into habitable space, resulting in the loss of one parking spot. However, there are available spaces within the

site's boundaries designated for parking purposes. Considering the modest scale of the development, I have no reservations regarding this proposal.”

Trees – “No objection to this one. There used to be a TPO tree next door but it is no longer present. The only trees/vegetation that could potentially be affected are small, with little to no public amenity value, whose removal we would not object to. In the event that permission is granted I do not have conditions to recommend.”

Heritage – “Objection. Historic map regression does confirm that this house dates to the 1930s as is reported in the design and access statement and although it has been altered on the front gable its basic historic form remains with attractive stepped eaves and a decorative front plaster arch.

It is therefore of heritage significance from the street and is prominent in views in the heritage context. It stands slightly forward of the other houses, and this increases its prominence in the heritage context.

This proposal would add a large and overly bulky extension with a wide crown flat roof and the traditional form of this house in this delicate heritage context would be lost.

I therefore consider that this proposal would cause less than substantial harm under the NPPF heritage definition and I would therefore object.”

B) Local Groups

No comments received.

C) Adjoining Occupiers (addressed in para 7.1 to 7.6)

- The current side space is nearly 4 metres to our property the proposed extension will be 1.2 metres from our boundary which we feel is too close.
- LOCATION_PLAN_AND_EXISTING_PROPOSED_BLOCK_PLAN-3555297. The above title pdf would suggest the existing house does not run parallel to the property boundary implying the end of the extension will be significantly closer to the boundary than implied in the proposal.
- There is no indicated height on the single floor extension, with or without the lantern. Drawings however would suggest the extension will reach up to the height of the bottom of the existing first floor windows and is considerably higher than the existing single-story extension closest to number 11. Additionally, there is a significant height difference between number 11 and number 9, the former property being lower than the latter. This will give the impression, given the distance from the property boundary, when viewed from number 11 of a building that is considerably taller than a simple 1 story extension.
- The combination of length beyond the existing house boundary, which is being measured from the back of the existing single storey extension not the main body of the original house, location to the boundary, height of the extension and difference in land levels and being within the sight line of both ground and 1st floor windows of the rooms nearest the boundary would lead to a significant loss of light

and overshadowing of number 11 and will detract from the amenity of the property. This would also impact the side facing window that provides light to the central room at the back property with the height of the extension having a detrimental impact on the provision of light to that room.

- Regarding the proposed two-story extension to the front of the property this will impact the line of sight from the windows nearest to the development from number 11.
- The proposed development, by reason of its scale, design, relationship with neighbouring properties would constitute an overdevelopment of the site and is out of character and out of scale.
- The amenities of neighbouring properties would be harmed by loss of privacy, daylight, sunlight and noise and disturbance. This would particularly affect house number 11 The Meadow as the property at number 9 is on higher ground.
- At present there is no window in the roof at the front of number 9 on the top floor. The proposed large street facing window to be installed in the roof will directly overlook neighbouring gardens which line The Meadow on the opposite side of the street (these gardens run sideways along the line of the street as the houses to which they belong are at right angles to The Meadow). This will result in a complete loss of privacy in those gardens, affecting enjoyment of these amenity spaces.
- When number 7 The Meadow (19/01452/FULL6) received approval for redevelopment in 2019 there were no roof windows proposed in the roof. We already have light pollution at night from strong security lights installed on some properties in The Meadow and Heathfield, which activate frequently throughout the night. There should be a condition that the proposed lighting to the front and side of the proposed new development should either not be added, or be added in such a way that it does not disturb other householders at night.
- A construction management plan with swept path analysis is needed as The Meadow is a narrow road lined by grass verges which serve as footways. Previous development work on the road has resulted in heavy goods vehicles mounting the grass footways. Large vehicles also have difficulty in turning. At the junction of The Meadow with Ashfield Lane, HGVs have been shown to egress on the incorrect side of the road, straight into the path of vehicles travelling from Chislehurst Village, on this blind corner.

Response to revised drawings:

Upon reviewing the revised plans, initial concerns regarding the loss of daylight and sunlight remain.

There are rear facing windows close to the boundary edge and two side facing windows at the property of number 11, one towards the back of the property and one towards the front.

The initial observation that the proposed development falls in the line of sight of both side windows and most likely the rear facing windows and therefore impacting sunlight and daylight remains a concern which has not been adequately addressed.

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 development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:

6.5 National Planning Policy Framework 2023

6.6 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
- HC1 Heritage conservation and growth
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands

6.7 Bromley Local Plan 2019

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 30 Parking
- 32 Road Safety
- 41 Conservation Areas
- 43 Trees in Conservation Areas
- 73 Development and Trees
- 74 Conservation and Management of Trees and Woodlands

6.8 Bromley Supplementary Guidance

Urban Design Supplementary Planning Document (July 2023)

7 ASSESSMENT

7.1 Design – 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. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 7.1.2 London Plan and 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 and the Council's Supplementary Planning 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 8 requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standards of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect. In order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. The policy also states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.
- 7.1.5 Whilst the roof would be enlarged to accommodate the proposed extensions, the ridge height would be maintained. The existing rear flat roof dormer would be enlarged to create a pitched roof dormer. The dormer would increase in width by approximately 2m, the height would be increased by approximately 1m and the depth would increase by approximately 0.8m. Two windows are shown within the rear of this element – a reduction of one window from that existing.
- 7.1.6 The existing flat roof flank dormer to accommodate the stairs would be removed and the window would be replaced with a roof light within the roof slope.
- 7.1.7 The proposal provides a minimum of 1.2m side space to the southern flank boundary and 1.4m to the northern flank boundary. It is therefore considered that the proposal is compliant with Policy 8 of the Bromley Local Plan.
- 7.1.8 Taking into account the scale, siting and modern design approach which has been used, it is considered that the proposal would be acceptable and would not appear out of character with surrounding development or the area generally.

7.2 Heritage Impact

- 7.2.1 The application site lies within the Chislehurst Conservation Area.
- 7.2.2 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.

- 7.2.3 Paragraphs 207 – 214 of the NPPF state 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. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.2.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.2.5 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 7.2.6 Policy 41 of the Bromley Local Plan states that proposals for development in Conservation Areas should 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. This Policy is supported by Policy HC1 of the London Plan.
- 7.2.7 Paragraph 4.24 of the Chislehurst Conservation Area SPG states: “Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.
- 7.2.8 Paragraph 4.30 continues “Dormer windows are a component part of some architectural styles. However, in other cases the introduction of dormers will be inappropriate, particularly on prominent front or side rooflines. Close attention to the style of the host building can indicate whether appropriate opportunities exist. Where an opportunity is identified, the scale of a dormer should respond to traditional styles, usually requiring some restraint of the urge to maximise internal spaces to avoid adversely impacting upon the appearance of the building and Conservation Area. If installation of dormers is appropriate, they should be set below the ridgeline of the host building.”
- 7.2.9 Paragraph 4.29 states “Efforts to increase useable areas in a dwelling often lead to consideration of conversion of attic and roof spaces into rooms. This results in consideration of potential means of natural lighting where none, or insufficient, is available at present. The most common responses are to insert dormer windows into

the roofline, or to install roof lights. The appropriateness of either approach will depend upon the individual circumstances of each building and should not begin with a presumption that either approach will necessarily be compatible to a particular case. However, installation on the front of rooflines or other locations visible from public spaces is not usually considered appropriate.”

- 7.2.10 Paragraph 4.31 states roof lights must be sited sensitively to avoid detracting from important views of the building. Where roof lights can be demonstrated to be compatible, they should be mounted flush with the roofline rather than in a raised box, which emphasises their presence.
- 7.2.11 Para 4.25 Materials utilised in additions and alterations should match those of the host building, such as through the re-use of reclaimed materials where possible, or by careful matching of new materials. Care should be taken with details such as the matching of bonds and continuation of stringcourses or lintels.
- 7.2.12 Policy 6 of the Bromley Local Plan specifically states that 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. In this instance, the proposal includes a modest sized dormer to the rear roof slope.
- 7.2.13 The proposal includes an increase in width when viewed from the street, however it is noted there have been a number of developments in this road namely at neighbouring properties No.7 The Meadow ref: 19/01452/FULL6 and No.11 refs: 94/01041/FUL, 99/00374/FULL1, and 00/00998/FULL1, at No.17 The Meadow ref: 15/0442/FULL6 allowed at Appeal (replacement dwelling), at No.16 The Meadow ref: 16/01701/FULL6 and the resulting dwelling would be of a similar scale to neighbouring properties.
- 7.2.14 The Council’s Heritage Officer has raised an objection to the scheme, and whilst it is noted the Chislehurst Conservation Area Supplementary Planning Guidance (SPG) seeks to protect early buildings from the construction of this estate, along with their settings, in particular those built between 1910 and the 1920’s on the unmade section of road, the application dwelling was built slightly later on a different part of the road.
- 7.2.15 The materials proposed to be used would match the existing and would not appear out of character with the neighbouring development. The proposed external finish of traditional red multi-stock brick, brown roof tiles and black aluminium casement windows would appear in keeping with surrounding developments and would not harm the character of the Conservation Area.
- 7.2.16 The proposed dwelling would retain in excess of 1m side space to the flank boundary and would retain similar separation distances to the flank boundary as the existing dwelling. It is therefore considered that the development would comply with Policy 8 and would not harm the spatial standards of the Conservation Area.
- 7.2.17 Having regard to the form, scale, siting and proposed materials it is considered that the proposed development 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 The proposal involves converting the existing garage to habitable accommodation, resulting in the loss of one parking space. However, there are available spaces within the site's boundaries designated for parking purposes. There are no technical objections to the proposal from a Highways perspective.

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 Given the location of the proposed extension, the main considerations would be as to the impact on the amenities of the neighbouring occupiers at No.7 a detached property to the south of the application site and No.11 a detached property to the north.

7.4.3 It is noted that the host dwelling sits slightly further forwards in its plot than neighbouring property No.11. This neighbouring dwelling benefits from a number of extensions including single storey rear and first floor rear extensions (ref: 94/01041/FUL), two storey side extension (ref: 99/00374/FULL1), and most recently a front porch (ref: 00/00998/FULL1). From reviewing the Council's Building Control records each of these have been 'built out'.

7.4.4 With regards to the neighbouring property to the north, No.11, the proposed first floor side extension will project 2.7m from the northern flank elevation, located over the existing integral garage, and will be 12.3m deep to match the existing property. The proposal maintains a minimum of 1.4m side space to the northern flank boundary. Therefore, this element is not considered to impact on the amenities of No.11.

7.4.5 At the rear, the proposed single storey element will have a depth of 3.3m beyond the rear elevation. The main roof will be hipped and no increase in the height of the eaves or the ridge is proposed. Given the separation distance and that no height increase is proposed, it is not considered to result in a detrimental impact on the amenities of this neighbouring property with regards to loss of light, outlook or visual amenity.

7.4.6 With regards to the neighbouring property to the south, No.7, the proposed two storey side extension will project 4m (maximum) from the southern flank elevation. The proposal maintains a side space of 1.2m to the flank boundary shared with this neighbour. As previously mentioned, this property benefits from a two-storey side extension, first floor side extension and single storey rear extension (ref: 19/01452/FULL6) and maintains a side space of 1.6m to the shared boundary with the host dwelling. Furthermore, whilst three windows are shown within the first-floor flank elevation these serve two en-suite bathrooms and a walk-in wardrobe and are obscure glazed. The proposal will result in a significant increase in width and bulk however given the separation between properties and the existing boundary treatments, it is not considered to result in a detrimental impact on the amenities of this neighbouring property.

7.4.7 The proposal includes one first floor windows within the northern flank elevation and one first floor windows within the southern flank elevation. The proposed plans indicate these will serve bathrooms. It is considered appropriate to include a condition with any permission to ensure these first-floor flank windows are obscure glazed and fixed shut below 1.7m in order to protect current privacy levels.

7.4.8 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.

7.5 **Trees – Acceptable**

7.5.1 The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF addresses ecology in paragraph 180 which states, the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in 10 biodiversity where possible, contributing to the Government's commitments, which include establishing ecological networks that are more resilient to current and future pressures.

7.5.2 Policy 73 of the Bromley Local Plan requires proposals for new development to take particular account of existing trees and landscape features on the site and adjoining land. Policy 74 stipulates that to improve the amenity and conservation value of trees and woodlands, the Council will:

- Encourage appropriate beneficial management;
- Encourage appropriate new tree planting in suitable locations; and
- Promote public interest in and enjoyment of trees and woodlands.

7.5.3 There are no technical objections to the proposal from a Trees perspective.

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 Chislehurst 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: PERMISSION

Subject to the following conditions:

- 1. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. In accordance with approved plans**
- 4. Rooflights within the flank roof slopes to be obscure glazed and non-opening**
- 5. No additional flank windows**

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.