

1. **Application No :** 09/03260/FULL6 **Ward :**  
**Bromley Common And Keston**

**Address :** Turpington Farm House 146 **Conservation Area: NO**  
**Southborough Lane Bromley BR2 8AL**

**OS Grid Ref:** E: 542317 N: 167579

**Applicant :** Mr Chris Giles **Objections: NO**

**Description of Development:**

Single storey side extensions and pitched roof to existing garage

**Proposal**

- The application seeks permission to extend an existing single storey detached garage located to the east of the host dwellinghouse on the site.
- The existing garage is to be extended towards the south by approximately 2.4m in width, to provide a timber-framed area that will be open in the form of a lean-to.
- The garage will be extended approximately 7.45m in width towards the north in order to provide a further two parking bays. This element will be timber-framed and closed on all sides with the exception of the front which will be entirely open save for the timber posts.
- The footprint of the existing garage is to remain, with the roof being replaced in order to cover the entire proposed structure, and the walls and floor reused. The existing doors will be replaced with timber boarded doors.
- The proposed roof will measure approximately 4.4m from ground level on the side of the application site, however the land levels on the application site differ to the land levels on the adjacent site, which is higher and as such the ridge height of the roof will measure approximately 3.3m from land level taken from the adjacent site.

**Location**

The application site is located on the southern side of Southborough Lane and hosts a detached two storey dwellinghouse, an existing single storey detached garage, and various outbuildings.

The host dwellinghouse located on the application site is Grade II Listed, however the existing garage which forms this application is not.

The existing garage is located adjacent to the eastern property boundary shared with Nos. 160 and 162 Southborough Lane. The northern flank elevation of the existing garage is at present located approximately 21m back from the northern property boundary fronting onto Southborough Lane.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

Please note that any comments received shall be reported verbally at the meeting.

### **Comments from Consultees**

No consultations were made.

### **Planning Considerations**

The application falls to be determined in accordance with Policies BE1, BE8 and H8 of the Unitary Development Plan.

From a Listed Buildings perspective, concern is raised about the bulk and scale of the proposed garage as the resulting building will be of a similar height to the dwellinghouse and will be visible from Southborough Lane. Concerns were also raised with regard to the construction of the garage requiring removal of some trees and that this would compromise the setting of the listed building. PPG 15 states that 'the setting is often an essential part of the buildings character' (paragraph 2.16) and that 'a proposed high or bulky building might also affect the setting of a listed building some distance away' (paragraph 2.17). Therefore, it is important to make sure that any proposals for an enlarged garage (or other outbuildings) are sensitive to the setting of the listed building and also that they do not dominate the listed building.

A decision on an application of this nature, with the host dwellinghouse being a Statutory Listed building, is considered to be of considerable local interest and it has therefore been considered appropriate for a decision to be made by Members of Committee.

### **Planning History**

In terms of relevant planning history, an outline application for reconstruction of existing barn for storage purposes was refused under ref. 83/00115. The proposed barn was to be located to the west of the dwellinghouse and have a floor area of 224 square metres, however no details were supplied in terms of appearance, materials or similar examples. It was considered that as the existing listed building was a small-scale domestic building, a large barn, whatever its merits, could overwhelm it and be potentially detrimental to the building. The refusal ground was therefore as follows:

The proposed barn, by reason of its size and siting in close proximity to a Listed Building, would be out of character and detrimental to the setting of that building.

Permission was later granted for a single storey extension to enlarge the existing detached garage with a new pitched roof, under ref. 98/00828.

## **Conclusions**

The main issue relating to the application is the effect of the development upon the setting of the adjacent Listed Building and the appearance of the proposed structure from the streetscene.

The proposed extensions to the existing barn are, according to the applicant, sought in order to provide storage space for a number of vehicles. The floorspace of the garage is to be increased twofold when compared with the footprint of the existing garage, and the height of the garage is to be increased by approximately 1.2m to have a maximum height of approximately 4.4m. The rear flank wall will be located approximately 0.5m from the property boundary shared with No. 160 Southborough Lane.

Whilst the principle of the extensions may be considered acceptable in terms of providing additional storage which would be ancillary to the host dwellinghouse, the level of increase in floor space, and the overall design and bulk of the roofspace may be considered excessive. Due to the combined increase in floorspace, height and bulk, it could be considered that the proposed extensions to the existing barn may be excessive and detrimental to the setting of the adjacent Listed Building.

The northern flank elevation of the existing barn is at present set back from the northern property boundary fronting Southborough Lane by approximately 21m. If the barn is extended in the manner proposed, the separation will be reduced and the northern elevation will be set back from the property boundary by approximately 13.55m. Whilst this may be considered a substantial separation, the increase in roof height would mean that the structure is more visible from the streetscene when compared to the existing structure and may become a more prominent feature.

Accordingly, Members Views are requested on this matter to ascertain whether the proposal is considered unduly harmful to the setting of the listed building by reason of excessive size, bulk and close proximity to the building when considering the proposed size of the structure, and the related visual impact upon the surrounding area and streetscene to warrant permission being refused, or whether in this instance the proposed extensions to the existing barn are considered acceptable in that it would allow for ancillary storage on the site of the listed building and prevent an untidy site.

Background papers referred to during production of this report comprise all correspondence on files refs. 83/0115, 98/00828 and 09/03260, excluding exempt information.

## **RECOMMENDATION: MEMBERS VIEWS ARE REQUESTED**

- |   |        |  |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01  | Commencement of development within 3 yrs   |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACC02  | Sample brickwork panel   |
|   | ACC02R | Reason C02   |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to the adjacent properties;
- (c) the character of development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;
- (f) the impact of the proposal upon the setting and appearance of the adjacent Listed Building;
- (g) and having regard to all other matters raised including concerns from neighbours.

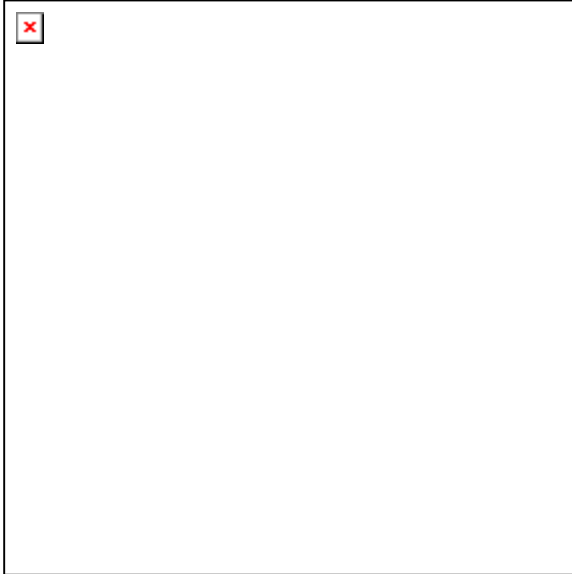
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed extensions to the existing garage, by reason of the resulting size, bulk and siting in close proximity to a Listed Building, would be out of character and detrimental to the setting of that building and upon the streetscene in general, contrary to Policies BE1, BE8 and H8 of the Unitary Development Plan.

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