

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

DELEGATED DECISION on 7th August 2017

17/02728/FULL6 **Oak Dene**
Paul Mellor **Oaklands Road**
 Bromley
 BR1 3SL

Description of Development

Two storey side and roof extension and single storey rear extension.

Proposal

Planning permission is sought for a two storey side extension to provide additional bedrooms and ground floor accommodation. The proposal includes an increase in roof height from 8.3m to 8.6m to provide roof accommodation with rear dormers and front rooflights.

The proposed extension will add 1.5m to the width of the house, retaining a 1m side space to the flank boundary of the site. The roof will be fully hipped and the first floor will be set back from the building line by 0.6m.

The proposal includes a single storey rear extension that will have a rear projection of 5.0m and a width of 10.6m. The roof will be flat with a height of 3.3m.

Consultations

Nearby owners/occupiers were notified of the application and representations received are summarised as follows:

- Scaffolding detail needs to be clarified.
- The proposed extension will be too close to the boundary and this will be particularly imposing as the main entrance of Basil House is facing that wall. This is intensified by the proposed increase in height. The row of Victorian Houses are designed in proportion of the surrounding ground / gardens. If Oakdene is extended to the side towards Basil House this aesthetic proportion will be compromised and will leave the overall look of the row of houses out of balance.

Arboricultural Officer - no comments received.

Planning Considerations

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

National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design

The London Plan (2015)

Policy 7.4 Local Character
Policy 7.6 Architecture

Unitary Development Plan (2006)

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space
NE7 Development and Trees

Other Guidance

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

Emerging Local Plan

The Council is preparing a Local Plan and the final consultation on its proposed submission draft of the Local Plan closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in mid-2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 - Residential Extensions
Draft Policy 8 - Side Space
Draft Policy 37 - General Design of Development
Draft Policy 73 - Development and Trees

Planning History

Planning permission was refused under ref. 14/01844 for demolition of existing house and erection of 4 storey block of flats (4 x 2 bedroom and 2 x 2 bedroom flats) with associated parking and landscaping. The grounds of refusal were as follows:

'The proposal, by reason of its limited plot size, excessive bulk and height and limited side space provision, would constitute a cramped and over-dominant form of development, leading to an undesirable diminution in spatial standards in the area, and represent an incongruous addition to the streetscene, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Design and Character

Policies H8 and BE1 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. These policies are consistent with Draft Policies 6 and 37 of the Draft Local Plan.

Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

The proposed side extension will remain subservient to the main house in terms of width and scale, incorporating a hipped roof and first floor set back. The proposal will increase the height of the main roof by 0.3m, however this is not considered to result in conspicuous harm to the street scene due to the fact that the neighbouring properties at Nos. 20 and 22 significantly exceed the current height of Oak Dene. The proposal would respect the character of the house and although the rear extension is significant, this would not be clearly viewable from public areas and would retain a large area of rear garden space without overdeveloping the site.

On balance, it is considered that the proposal would respect the character of the area and would comply with Policies BE1 and H8 of the Unitary Development Plan and Policies 6 and 37 of the Draft Local Plan.

Impact on Neighbouring Amenity

Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing. This policy is consistent with Draft Policy 37 of the Draft Local Plan.

The proposed side extension will retain a 1m side space to the flank boundary of the site and will remain approximately 4m from the flank wall of No. 22. This relationship is considered to be acceptable and would not result in a detrimental impact on the amenities of occupiers of No. 22, as non-habitable windows face the site (first floor hallway and obscurely glazed bathroom window). In addition, no flank windows are proposed and this is considered to respect amenities.

The proposed single storey rear extension will be significant in its size and rear projection, however Oak Dene is detached and well separated from its neighbouring buildings. To the north, No 22 currently projects significantly to the rear of Oak Dene and so the proposed rear extension would not project beyond the rear wall. To the south, No. 20 is also well separated from the site with an access drive between the buildings. Although the extension will extend significantly beyond the rear wall of No. 20, this relationship is considered to be acceptable as a result of the orientation to the north and the low roof height and bulk.

On balance, it is considered that the proposal would respect the amenities of local residents and would comply with Policy BE1 of the Unitary Development Plan and Policy 37 of the Draft Local Plan.

Summary

Having had regard to the above it was 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 area.

Decision

Application Permitted

For conditions or grounds of refusal please refer to the Decision Notice