

LONDON BOROUGH OF BROMLEY
TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISION on 29th September 2020

20/03263/ADJ **26 Hillbrow Road Bromley BR1**
4JL
Robin Evans **Lewisham Council**

Description of Development

The construction of a single storey rear extension and additional storey at 26 Hillbrow Road BR1 in connection with the alteration and conversion to provide 2 three bedroom dwelling houses, together with raising the roof of the existing rear gable, alterations to the elevations and provision of bin & bike stores CONSULTATION BY LONDON BOROUGH OF LEWISHAM

Proposal

Planning permission is sought, from London Borough of Lewisham Council, for the construction of a single storey rear extension and additional storey in connection with the alteration and conversion to provide 2x 3-bedroom dwellinghouses, together with raising the roof of the existing rear gable, alterations to the elevations and provision of bin and bike stores. (Adjoining Authority Consultation from London Borough of Lewisham Council reference DC/20/118150).

The application is supported by the following documents accessed via Lewisham Council's planning applications website:

- o Application Form,
- o Application drawings
- o Planning, Design and Access Statement,

Location and Key Constraints

The application site is No 26 Hillbrow Road, Bromley, a detached single storey bungalow located on the western side of the highway. The area is residential in nature characterised by a mixture of dwelling types and styles including some detached single storey and two storey dwellings and some flats. The application site itself is located wholly within the London Borough of Lewisham and is bordered on most sides by other properties within Lewisham however the highway comprises the administrative boundary with the London Borough of Bromley and indeed (part of) the highway required to access the application site lies within the London Borough of Bromley.

Comments from Local Residents and Groups

Objection (comments made by a resident of London Borough of Bromley)

- o An earlier application for construction of new dwellings was refused,
- o The construction of a second storey to the existing dwelling has begun without planning permission,

- o There is only one existing parking space, the proposal would provide insufficient parking, and this would exacerbate existing on-street parking issues,

Comments from Consultees

Highways: The eastern side of Hillbrow Road (and other local tributary roads) lie within the London Borough of Bromley. The site lies within an area with a PTAL 1b rating (on a scale where 1 has poorest access and 6 has best access to public transport services) and therefore the site and the proposed development would be more reliant on private transport such as the car and bicycle and any new development is likely to have higher car ownership. The previous application 19/02144/ADJ for 6 units requiring 5 parking spaces (according to the London Plan Parking Standard) was short of 3 parking spaces likely to lead to additional unacceptable on-street car parking within the London Borough of Bromley and Bromley Council Highway Department raised objection. The current proposal for one additional dwellinghouse (2 in total) would still be short of 1 parking space (according to the London Plan Parking Standard) however the Bromley Council Highway Department would not raise an objection in this respect. However the highway is unadopted and Bromley Council's Highway Department wishes to remind the Applicant that the condition of the road surface should be maintained/repaired to at least its current condition/standard following the works and to obtain permission from the road owner. As such Bromley Council's Highway Department respectfully suggests conditions/informatives if London Borough of Lewisham Council decides to grant planning permission.

Policy Context

The application is due to be determined in accordance with the National Planning Policy Framework, the London Plan and corresponding Local Development Plan Policies.

Planning History

19/02144/ADJ - Demolition of 26 Hillbrow Road and construction of 1 one storey building and 3 two storey buildings comprising 3x 1-bedroom, 1x 2-bedroom and 1x 3-bedroom self-contained flats and 1x 1-bedroom house (total 6 units), together with the provision of 2 parking spaces, cycle spaces and landscaping. (Adjoining Authority Consultation from London Borough of Lewisham reference DC/19/112020) Bromley Council raised an objection on highway grounds on 14 June 2019. London Borough of Lewisham Council refused planning permission on 15 May 2020 for the following reasons:

1. The proposed development would fail to ensure a safe and convenient route for pedestrians to the application site that would be accessible to all users, resulting in potential conflict with vehicle manoeuvring that would significantly further exacerbate existing prejudicial conditions to highway safety on Hillbrow Road, contrary to Paragraphs 108 and 109 of The National Planning Policy Framework (2019), Policy 7.2 An Inclusive Environment of The London Plan (2016), Policy 14: Sustainable Movement & Transport of the Core Strategy (2011) and DM32: Housing design layout and space standards, DM33: Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (2014).
2. The proposed development would not be accessible to all users, due to a lack of step free access to any of the dwellings, contrary to Policy 3.8 Housing Choice, Policy 7.2 An Inclusive Environment and the Mayor's Housing SPG of the London Plan (2016), Policy 1: Housing provision mix and affordability of the Lewisham Core Strategy (2011) and DM32 Housing design layout and space standards of the Development Management Local Plan (2014).

3. The proposed first floor balcony to Unit 5 would give rise to a harmful level of overlooking into the rear garden of No.28 Hillbrow Road, contrary to Paragraph 127 of the National Planning Policy Framework (2019), Policy 15: High quality design of the Lewisham Core Strategy (2011), and Policy DM32: Housing design layout and space standards of the Development Management Local Plan (2014).

Considerations

It is noted that in this case London Borough of Lewisham Council is the determining local planning authority. As such the main issues to be considered by London Borough of Bromley are the impact(s) of the development on land and properties within the London Borough of Bromley including:

- o Principle and location of development
- o Re-use/density
- o Design and landscaping
- o Neighbouring amenity
- o Highways and parking

Principle and location of development

The application site lies within a built up and urban area where there is no objection in principle to new development. The proposal is subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of the adjoining and future residential occupiers of the scheme and car parking and transport implications.

Re-use/density

The application site is an existing C3 residential property and although the site may be more intensively developed through the proposed subdivision into two dwellings it would remain in residential use.

Design and landscaping

As mentioned the local area is residential in nature and it has a range of dwelling types and styles. The residential development on the western side of Hillbrow Road is relatively low density and as the proposal would intensify the residential use, the amount and size of buildings it could lead to an overdevelopment of the site and a cramped form of development. The currently proposed design would add an additional floor to the bungalow (and some other extensions) and it would be broadly in keeping with the appearance of the existing bungalow and other dwellinghouses in the area. As such the proposal would not necessarily in itself detract from the land and properties within Bromley. The proposal would offer the opportunity for some additional landscaping although it could be limited by the hard landscaped parking area(s) etc.

Neighbouring amenity

Whilst the proposed development would be positioned close to the adjoining properties and buildings and may have an effect on the occupiers of those properties, they are located within Lewisham. The proposal would be relatively well removed from the neighbouring properties on the opposite side of the highway within Bromley and it would not appear to have a significantly more harmful impact on their occupiers by reason of overlooking or overbearing effect.

Highways and parking

Bromley Council's Highway Department notes that the site has poor access to public transport services indicated by the TfL PTAL 1b rating and that it is therefore likely to be more reliant on the private motor car. The Highway Department notes that the current proposal would provide one additional dwelling (totalling 2 dwellings) compared with the five additional dwellings in the previous scheme (totalling 6 dwellings) and although it would have a shortfall of one parking space this would not be sufficiently harmful to raise an objection on highway/parking grounds. However Bromley Council's Highway Department wishes to advise that the highway is unadopted and any permissions should be sought from the relevant owner and any damage(s) repaired/reinstated to at least its previous condition as well as other relevant conditions and informatives if the London Borough of Lewisham Council decides to grant planning permission.

Conclusion

On the basis of the submitted application details Bromley Borough Council does not object to the proposal as it would not have a significantly harmful impact on the street scene, adverse impacts on the residential amenities of neighbouring properties, or harmful highway and parking conditions within the London Borough of Bromley.

The London Borough of Bromley is not the determining authority and it is for Lewisham Borough Council to conclude on these matters insofar as they affect land and properties in Lewisham.

Recommendation: NO OBJECTION

Subject to the recommended conditions/informatives:

Decision

Decision - No Objection

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