

**LONDON BOROUGH OF BROMLEY**  
**TOWN PLANNING**  
**RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION**

**22/01510/FULL6**     **2 Warren Avenue**  
**Joshua Veeranna**     **Bromley**  
   **BR1 4BS**

**Description of Development**

Part double storey side and rear extensions to existing single family dwelling. Alterations to western roofscape to provide pitched roof, gable end and dormer windows at first floor and second floor, and three dormer windows to rear elevation at second floor. External landscaping and works to reinstate part of boundary wall to the west elevation.

**Proposal**

The development is for a:

Part double storey side and rear extensions to existing single family dwelling. Alterations to western roofscape to provide pitched roof, gable end and dormer windows at first floor and second floor, and three dormer windows to rear elevation at second floor. External landscaping and works to reinstate part of boundary wall to the west elevation.

- To the ground floor, the development is indicated to project 3.6m from the side elevation, and run 9.7m across the side of the property. To the rear, the proposal is indicated to project 8.1m, and be 10.1m wide.
- At first floor, the development projects 2.4m to the side elevation, and will be run 7.3m along the side of the property. To the rear elevation, the development will be irregular, and project 2.3m, and 7.3m, being 8.6m wide. On the west flank elevation, a 1.8m wide dormer lantern is proposed.
- At second floor, the property will be altered, so that the proposal will run roughly 11m across the side of the property, and will be 9.6m wide across the rear elevation. The rear elevation also includes three dormer windows, all being roughly 1.5m high. To the west flank elevation, a 2m high dormer window, being 2.2m wide is proposed.
- the original wall is to be reinstated to match the original, being approx. 1.5m at the highest point, and 5.7m wide, merging with the existing wall on the west flank elevation.

**Location and Key Constraints**

The application site area is detached corner plot, with Bromley Avenue to the east, and Farnaby Road to the west. The site is not in an ASRC, is not listed, nor is it in a conservation area. The surrounding area is residential in nature, displaying a mixture of styles.

**Comments from Local Residents and Groups**

Nearby owners/occupiers were notified of the application. 12 comments have been received, with 2 from one address. They note

- concern that the house will be occupied by independent owners/ change into HMO
- issues with massing, and scale
- loss of parking on site
- impact on trees
- loss of light, and privacy
- issues with drainage
- highways safety
- loss of rear amenity space
- noise concern regarding construction

Ravensbourne Valley also note that no landscaping plan has been prepared, alongside lack of car/cycle parking, and lack of communal space.

#### Comments from Consultees

##### Conservation note that

Whilst there would be no substantial heritage objection in principle without section drawings, I am concerned that the proposal to replace the existing blank wall with a pitched roof will not be detailed properly. The proposal causes less than substantial harm in the Conservation Area context.

##### Highways note that

The development will result in loss of one parking space by part double storey side extension. To solve this, they recommend that parking space for a second car is created within the site curtilage to be utilised for parking. This should be shown on an updated plan prior to determination.

ESD Pollution have no comments.

#### Policy Context

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.

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.

The National Planning Policy Framework was published on 20th July 2021 and is a material consideration.

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.

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

London Plan (2021)

- D1 London's form, character and capacity for growth
- D4 Delivering good design

## Bromley Local Plan

- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 37 General Design of Development

## Supplementary Planning Guidance

- SPG1 - General Design Principles
- SPG2 - Residential Design Guidance

## Planning History

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

92/02336/TFL REQUEST TO REDUCE ONE BEECH TREE SUBJECT TO TPO 302 REF 09.12.1992

21/01982/FULL1 Demolition of existing building and construction of a part three/four storey block of 9 residential flats with associated parking, amenity space and cycle storage. REF 27.07.2021

21/05127/FULL1 Demolition of existing building and construction of a part two/three storey block with additional roof space accommodation comprising 9 residential flats with associated parking, amenity space and cycle storage. REF 25.01.2022

## Considerations

The main issues to be considered in respect of this application are:

- o Design
- o Neighbouring amenity
- o Highways
- o Trees

## Design

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. London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. 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.

It is noted that although this application is not strictly a revision, building upon a previous application, previous works have been refused on site. This includes the demolition of existing building and construction of a part two/three storey block with additional roof space accommodation comprising 9 residential flats with associated parking, amenity space and cycle storage, under application 21/05127/FULL1.

The current application can be seen as an improvement, given the existing property will remain on site. It is noted that the site currently comprises a detached building of the

late Victorian period with elements of the arts and craft movement. It has a distinctive gable, turret, squat spire and chimney. There are several minor alterations to the rear and first floor, alongside the conversion of a garage to habitable room.

However, it is noted that significantly bulk will be added to the property, especially on the rear elevation, which can be seen from Warren Avenue. The large rear extension at ground floor, projecting over 8m to the rear, alongside the significant works at first floor will constitute unbalanced, and bulky additions to the property. Although not significantly altering the distinctive features on the front elevation, they additions are not considered sympathetic, particularly on side and rear elevations, and will alter the character of the original property, harming the character of the area.

Given the mixed materiality of the local area, the materials proposed are considered appropriate. Although numerous, the dormer windows on the rear north elevation at first floor have been broken up to reduce their mass, and the dormer windows on the west flank elevation are appropriate in scale and design. No issues are raised with the design of the replacement wall.

With regards to the sidespace, the proposed extension would still allow over 2m separation distance between the flank wall at first floor, and the side boundary shared with 38 Bromley Avenue. It is considered that adequate separation distance would be maintained to the flank boundaries of the site to prevent any undue harm to the spatial standards of the area and to comply with Policy 8, however some concerns are raised relating to its overall scale and bulk of the proposal.

Having regard to the above, it is considered that overall, the proposed development would result in disproportionate, unsympathetic and bulky additions to the host dwelling which fail to respect its existing scale and form, appearing overly dominant within the streetscene of Warren Avenue, which would fail to preserve or enhance the character and appearance of the local area.

#### Neighbouring amenity

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.

At ground floor, the development would not impact the occupiers of 38 Bromley Avenue, given the works will align with the works on site at this property. At first floor, the 45 degree lines of sight would be preserved, given the irregular design of the extension, which is angled away from the neighbouring property. No windows on the side elevation would cause overlooking for the occupiers of this property.

136 Farnaby Road would not be significantly impacted by the proposal given the separation distance created by Warren Avenue.

Although dormer windows are proposed on the rear elevation, the separation distance of over 25m from the flank wall of 4 Warren Avenue, and the windows would ensure significantly overlooking would not occur.

Having regard to the scale, siting, separation distance and orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

#### Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment The Council's Highways officer.

At present, it is indicated that there is a parking space for one car on site, with the application suggesting there is off-road parking for two spaces. It is noted that the side garage has already been converted to a room, meaning that the new development would likely require additional spaces. It is noted that not enough information has been provided with the application. If the council is minded to approve the application, additional information regarding parking layouts on site would be beneficial.

#### Trees

Although mature trees are present in the local area, no TPO trees are outlined on current maps. However, it is noted in the historic record under application 92/02336/TFL, that there was a request to reduce one beech tree subject to TPO 302. As such, if the council is minded to approve the application, it is noted that further information would be beneficial to understand the harm to the trees on site, as a result of the development.

#### Conclusion

Having had regard to the above, it is considered that the development in the manner proposed is not acceptable in that it would harm the character of the area through the proposal of an unbalanced development that does not relate harmoniously with the original property, and the local area.

#### **Decision**

Application Refused

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