

**LONDON BOROUGH OF BROMLEY**

**TOWN PLANNING  
RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION on 13th June 2017**

**17/01443/FULL1**     **Ace House**  
**Joanna Russell**   **Sevenoaks Road**  
                             **Pratts Bottom**  
                             **Orpington**  
                             **BR6 7SF**

**Description of Development**

Proposed two storey rear extension to ground and first floors of Ace house, including change of use of existing rear portion of ground floor, and alterations to existing first floor residential unit, to form 3 residential units. Associated first and ground floor extensions and alterations respectively, to No.1 Rose Villas.

**Proposal**

Planning permission is sought for a two storey rear extension including change of use of existing rear portion of ground floor, along with alterations to existing first floor residential unit, to form 3 residential units. In addition, a first floor extension above the existing flat roof is shown.

**Location**

The host dwelling is sited towards the western end of St James Terrace parallel to the Sevenoaks Road at the junction with Chelsfield Hill and Rushmore Hill. The building is two storeys high and consists of a pair of semi detached buildings.

Half of the building is used as offices for Mid Kent Homes and the first floor is a self-contained 3 bedroom flat.

The other half is used as a shop by The Kitchen Doctor and the first floor is a self contained 1 bedroom flat.

The surrounding buildings are predominantly 2 storey residential or 2 storey with flats above commercial premises. Other buildings in the area are of various ages and there is no clear style in the area.

Proposals, were previously approved in June 2012 under application DC/12/04043/FULL1. The applicant has advised that work on this application has commenced.

The site does not lie within a conservation area and is not a listed building.

**Consultations**

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

## **Planning Considerations**

National Planning Policy Framework (NPPF) (2012)

Para 14 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.)

London Plan 2015:

The London Plan (2015)

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.1 Climate change mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.9 Overheating and cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 7.19 Biodiversity and Access to Nature
- 8.3 Community Infrastructure Levy

Housing: Supplementary Planning Guidance. (March 2016)

Technical housing standards - Nationally Described Space Standard (March 2015)

Unitary Development Plan (UDP) (2006):

BE 1 Design of New Development

H 1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
NE7 Development and Trees  
T3 Parking  
T5 Access for People with Restricted Mobility  
T6 Pedestrians  
T7 Cyclists  
T16 Traffic Management and Sensitive Environments  
T18 Road Safety

## Supplementary Planning Guidance 1: General Design Principles

### Planning History

06/04311/FULL1 - Part one/two storey rear extension to office and residential flat. Permitted

12/00943/FULL1 - Two storey rear extension to provide additional accommodation for existing ground floor offices (Class B1) and first floor flat. Permitted

12/04043/FULL1 - Two storey rear extension to Ace House and 1 Rose Villas Sevenoaks Road consisting of the existing first floor residential use and ground floor commercial use. Permitted

### Conclusions

The main issues relating to the application are the effect that it would have on the character of and appearance 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.

Housing is a priority use for all London Boroughs. Policy 3.3 Increasing housing supply, Policy 3.4 Optimising housing potential and Policy 3.8 Housing choice in the London Plan (2015) generally encourage the provision of small scale infill development in previously developed residential areas provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space.

The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

It shall also be noted that the Borough's five year housing supply position (2014/15-2019/20) illustrates that the Borough can accommodate five years supply of housing through a variety of deliverable sites and has delivered sufficient completions over the past few years

Therefore, in this case it can be concluded that the site is not required to fulfil the Borough's housing targets and as such the suitability of the site is considered on site specific merits.

Policy H7 of the UDP advises that new housing developments will be expected to meet all of the following criteria in respect of; density; a mix of housing types and sizes, or provides house types to address a local shortage; the site layout, buildings and space about buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas; off street parking is provided; the layout is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles; and security and crime prevention measures are included in the design and layout of buildings and public areas.

There is no objection to the principle of the additional unit.

Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout.

Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be require (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area. This is reiterated in draft policy 6.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The majority of the proposed extension work is contained within the built footprint of the existing building above existing ground floor flat roofs. This would not be visible from the streetscene, and would only be seen from directly to the rear of the building. The two storey element to the rear would also not be visible from the streetscene. It would only protrude an additional 2.8m to the rear of the existing rear building line. The scale and form of the extensions would be in keeping with the existing building. They would be proportionate to the existing building and would not appear as overly dominant.

The style and materials used (to match the existing) would harmonise with the existing building. The proposal includes the addition of pitched roofs to the existing two storey flat roofs. This would be of positive benefit to the appearance of the building. The design and appearance of the proposal would accord with Policy BE1 and H8 of the UDP.

Policy BE1 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 overshadowing. This is reiterated in draft policy 37.

Given the siting of the extension work along with the small scale of the rear two storey extension, the proposal would not appear as an overbearing feature in relation to the neighbouring dwellings.

With regard to the impact of the rear extension on No.3, the western boundary is enclosed by a substantial degree of vegetation which screens the site to a significant degree. In addition an access road is also present between the application site and No.3. There would not be an unacceptable loss of daylight or sunlight to the neighbouring occupier. No windows are proposed in the flank elevation of the addition and as such, there would be no loss of privacy as a result of the proposal.

The first floor extensions above the existing flat roof would introduce no additional built form beyond the existing rear building line. There would be larger windows introduced into the rear elevation than existing, but these sit in excess of 20m from the rear boundary of the plot. As such, they would not result in any unacceptable overlooking impact.

#### Standard of Accommodation

Policy 3.5 of the London Plan and the Housing SPG (2016) states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit should comply with Nationally Described Housing Standards (2015). The new flat, and re-arranged existing flats comply with this.

#### Parking

Although the proposal results in the creation of a new residential unit, the re-arrangement of internal space means that there would only be one additional bed space created. The existing residential units benefit from sufficient on-street parking. It is considered that with the addition of only 1 bed space, this would consider to be appropriate.

#### CIL

The Mayor has introduced a London-wide Community Infrastructure levy (CIL) applicable to developments consented on or after 1 April 2012. CIL is a charge that local Authorities and the Mayor of London can set on new development to help pay for community infrastructure. It is intended that the Mayoral CIL will raise £300 million towards the delivery of Crossrail.

#### Summary

The aims and objectives of the above policies, national and regional planning guidance, and 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.

It is recommended that planning permission is granted.

#### **Decision**

Application Permitted

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