

Planning Statement






Single storey extension to rear of
Rose Villas & Ace House to
accommodate an additional one
bedroom two person apartment at:

Rose Villas and Ace House
Sevenoaks Road
Pratts Bottom
BR6 7SF :

By:

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1. INTRODUCTION

- 1.1. We have been instructed by Mid Kent Homes to prepare and submit an application for full planning permission for a single storey extension to the rear of an existing part commercial part residential building to enable the provision of an additional one bedroom two-person apartment at Rose Villas and Ace House, Sevenoaks Road, Pratts Bottom, BR6 7SF.
- 1.2. The background to this matter is that planning permission was approved on the 19th of June 2017 (17/01443/FULL1) for a two-storey rear extension to Ace House to enable three residential flats to be provided.
- 1.3. The subsequent minor material amendment permission to this approval was then granted on the 20th of December 2018 (DC/18/04637/RECON) to slightly enlarge the single and first floor rear projection that had been approved by the earlier application. The works were subsequently undertaken, and the flats have since been occupied.
- 1.4. This application proposing a single storey enlargement to the rear of the existing apartment element of the building. It has been prepared following a visit to the site and surrounding area and a review of all relevant planning policy to the assessment of the application that is contained within the National Planning Policy Framework (2023), the London Plan (2021) and the Adopted Bromley Local Plan (2019). This statement also considers the planning history of the site.
- 1.5. In light of the sites location in an area at risk of surface flooding, the application is accompanied by a detailed flood risk assessment that has been prepared by Herrington Consulting which confirms the applications acceptability in terms of flood risk. It is also accompanied by a full set of existing and proposed plans of the additional apartment that are provided by Nigel Bradbury Design. The plans detail the internal layout of the proposed dwelling demonstrating how it complies with the Nationally Described/London Plan Standards.

2. THE APPLICATION SITE

- 2.1. The application site comprises land to the rear of Ace House and Rose Villas, Sevenoaks Road, Pratts Bottom, Orpington, Kent BR6 7SF.
- 2.2. The building comprises Ace House includes commercial office space at ground floor level fronting the Sevenoaks Road with residential above. To the rear, Rose Villas comprises 2x two-bedroom apartments at ground floor level and one split level apartment above at first floor level and within the roof space. As detailed within the introduction to this statement a two-storey rear extension that now comprises the flats to the rear of the site was granted full planning permission by the London Borough of Bromley on the 19th of June 2017 (DC/17/01443/FULL1) with this permission granting consent for the three residential flats to the rear of the site that have since been constructed.
- 2.3. A copy of the Council's delegated report which accompanied its decision can be seen in **APPENDIX 1** of this statement with the Council satisfied at the time that the style of the extension and the materials that were proposed to be used were in keeping with the host building. The Council noted that the plans would involve the provision of an additional bed space but as the existing residential units benefited from sufficient on street parking the application was acceptable in relation to highways and parking considerations.
- 2.4. A subsequent minor material amendment to this consent was then granted on the 20th of December 2018 (DC/18/04637/RECON) to slightly increase the extent of the two-storey projection on the western side of the building.
- 2.5. The application site shares boundaries with the rear garden of No. 4 St James Terrace to the east with No.4 comprising a row of four terraced houses or part brick work and part flint design which front the Sevenoaks Road and share a flank boundary to the vehicular access serving St Benjamins Drive.



View of flank wall of application property on right and side of image and properties that comprise St. James Terrace on left.

- 2.6. To the rear, the sites boundary adjoins the flank boundary of No. 10 St Benjamins Drive which comprises a detached house of substantial proportions. The flank elevation of this dwelling which faces towards the application site does not contain any fenestration as detailed in the photograph provided below:



View of flank wall of No. 10 St. Benjamins Drive to rear of site.

- 2.7. To the west, an access driveway leads down towards the rear of commercial premises to the west providing space between the application site and the adjacent buildings to the west. The nearest property comprises a Chinese Restaurant at ground floor level with residential above and the footprint of this adjacent building projects some distance to the rear of the site.
- 2.8. In relation to land allocations, the application site is located within the limits to built development of this part of the Borough. The boundary of the Green Belt lies some distance to the west and south-west on the opposite side of Rushmore Hill. Sevenoaks Road to the north is defined as a distributor road which provides direct access between the M25 motorway and the centre of Bromley.
- 2.9. As confirmed within the accompanying Flood Risk Assessment the site is not at risk of flooding from rivers or the sea, but the site is at low risk from surface water flooding.

3. THE PROPOSAL

- 3.1. This application seeks full planning permission to introduce a single storey rear extension to the rear of the existing apartment building of flat roof and brick design (to match existing) to enable a one bedroom two-person apartment to be introduced.
- 3.2. The plans detail that the rear elevation of existing rear facing apartments would be slightly reconfigured and would be served by new opening rear doors leading out on to their individual patios that meet and exceed London Plan Standards.
- 3.3. The new dwelling would comprise a bathroom and an open plan living dining and kitchen area along with a bedroom that would measure some 11.7m² in size which is suitable for a double bed. The apartment would have an overall floor area of 52.8m² and access to its own rear patio area to the rear of the building.
- 3.4. The dwelling would be fully accessible with a ramp to be introduced leading up towards its front door. The dwelling would be accessed via the existing pedestrian pathway that leads along the eastern side of the building at present, which is used to access flats 4, 5 & 6.
- 3.5. The development would be car free with it solely comprising a one-bedroom unit and having regard to the availability of on street parking within the surrounding area. Secure cycle storage as required could be the subject of a suitable planning condition and the dwelling would be provided with its own bin storage that would be accessed and serviced in the same manner as the existing apartments.

4. RELEVANT PLANNING POLICY

4.1. Relevant planning policy to the assessment of this application is contained within the National Planning Policy Framework (2023), the adopted London Plan (2021) and the Bromley Local Plan (2019).

National Planning Policy Framework (2023)

4.2. The National Planning Policy Framework encourages sustainable development with section 11 focusing on making an effective use of land. This encourages the effective use of existing land and buildings in order to deliver and enhance housing supply. The desire to increase housing supply represents one of the golden threads running through the Framework.

4.3. Section 12 – achieving well designed places, encourages the creation of high quality and sustainable buildings which is fundamental to what the planning and development process should achieve.

The London Plan (2023)

4.4. Policy D6 of the London Plan concerns housing quality and standards. This sets out the minimum standards for all dwellings. This prescribes that one bedroom two person dwellings such as that which is proposed need to be at least 50m² in size where dwellings are of single storey design. In this case, the proposed dwelling at 52.8m² would meet and exceed this standard.

4.5. In relation to internal room sizes Policy D6 seeks for double bedrooms to be 11.5m² and the bedroom proposed in this case would meet that requirement. It also seeks for one bedroom two person dwellings to be afforded 5m² of private amenity space. The patio area to be provided for the new dwelling would exceed this requirement.

- 4.6. In terms of internal room heights, the London Plan prescribes that 2.5m should ideally be sought although the Nationally Described Space Standard is 2.3m. In this case the internal height of the dwelling would be 2.35m to its ceiling and this would exceed the National Standard.
- 4.7. In relation to parking, Policy T5 seeks for 1.5 cycle spaces to be provided per two-person one bedroom dwelling and cycle storage could be secured via a suitable planning condition.
- 4.8. In relation to residential parking, Policy T6.1 requires up to 1.5 parking spaces per one and two-bedroom dwellings with a low PTAL rating. In this case, the site has a PTAL rating of 1a. The A21 is however served by several bus routes as is Rushmore Hill immediately to the west.

Bromley Local Plan (2019)

- 4.9. Policy 4 of the Local Plan concerns housing design and reiterates the terms of London Plan Policy D6 as detailed above.
- 4.10. Policy 6 refers to residential extensions and permits the alteration or enlargement of residential properties where the scale, form and materials of construction respect or complement those of the host building and are compatible with development in the surrounding area.
- 4.11. Policy 37 is the Council's general development control policy, and this specifies that all new development should be of a high quality of design that has regard to the privacy and amenities of surrounding properties.
- 4.12. In terms of policy relating to flood risk this is detailed within the accompanying Flood Risk Assessment provided by Herrington Consulting.

5. PLANNING MERITS AND CONCLUSIONS

5.1. Taking into consideration relevant planning policy as referenced above, the main issues to be assessed in this case are as follows:

- The Principle of Development.
- The Design.
- Standard of Accommodation.
- Residential Amenity.
- Flood Risk.
- Access.

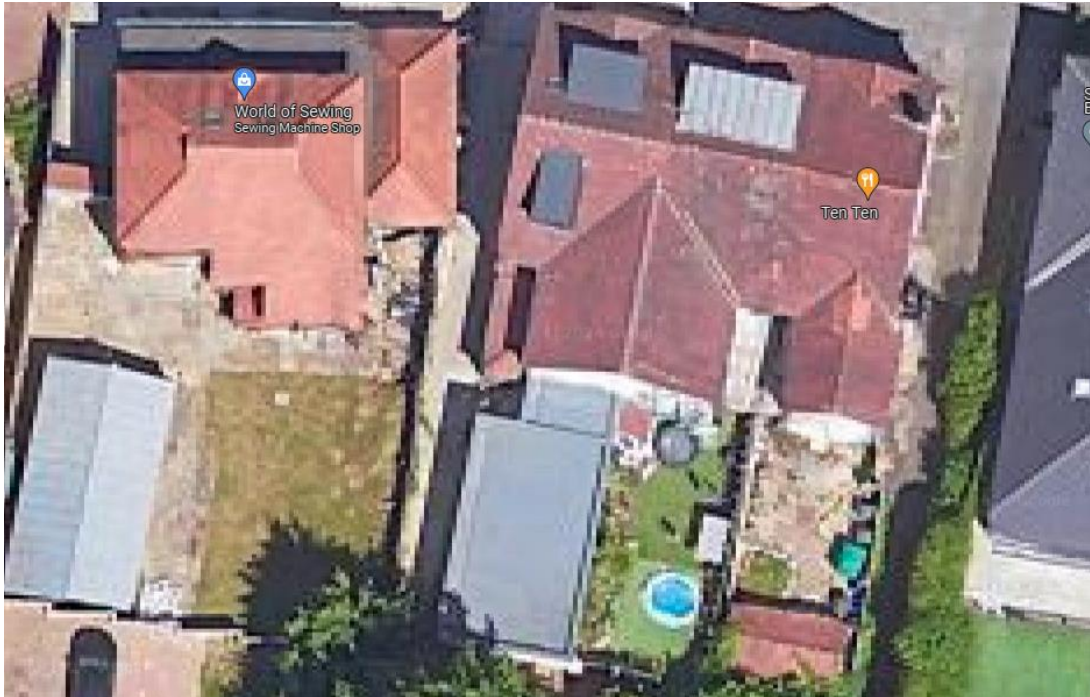
Principle

5.2. The site is located within the limits to built development of this part of the Borough where there is no objection in principle to new development.

5.3. In addition, the thrust of National, London and Local Plan policy seeks to encourage the efficient use of existing land in such locations to deliver new development focusing on increasing housing supply. Set within this context there can be no objection in principle to this application which seeks approval for an additional dwelling.

The Design

5.4. The application proposes that the apartment would be contained within a single storey rear projection to the existing building. The extension would not appear as a disproportionate addition to the building and the Council will note that other buildings on this side of the road are served by similar sized rear projections or outbuildings within their rear garden of a similar scale and proportion to the addition as proposed.



Aerial image showing similar single storey rear addition and single storey outbuilding serving the rear of commercial properties immediately to the west of the application site.

- 5.5. The extension would be introduced utilising materials to match the existing, and space would be retained around the building that would provide amenity space for the residents within. The application therefore incorporates a high quality of design that would appear in keeping with the character of the surrounding area.

Standard of Accommodation

- 5.6. The floor plans provided by Nigel Bradbury Designs confirm that the internal layout of the proposed dwelling would meet and exceed the Nationally Described/London Plan standards with the one bedroom two person dwelling to be 52.8m² in size (50m² required). In addition, the double bedroom would exceed the London Plan standard of 11.5m² with it being 11.7m² in size and incorporating appropriate internal storage.

- 5.7. The dwelling would be of dual aspect design and all habitable rooms would be afforded an acceptable degree of daylight, sunlight and outlook. In addition, the rear patio area at 7.5m² would exceed the London Standard of 5m².
- 5.8. In terms of internal room heights, the section plan provided demonstrates that the apartment would have an internal room height of 2.35m throughout that would exceed that required by the Nationally Described Space Standards.
- 5.9. In addition to these considerations, the ground floor flat would be serviced by a ramp would provide an accessible dwelling for a future occupant.
- 5.10. Taking these factors into account, the application incorporates a high quality of residential design that would provide an appropriate apartment for its future occupants.

Residential Amenity

- 5.11. The single storey apartment building would be positioned well away from both adjacent boundaries with it only containing accommodation at ground floor level only and associated habitable windows it would not cause any overlooking to adjacent properties to the east and west of the site.
- 5.12. In terms of the existing apartments to the rear of Rose Villas, the plans provided demonstrate that the rear elevation of the existing apartments would be reconfigured at ground floor level, with both ground floor apartments to be provided with patio doors leading out onto their patio areas that would form private amenity spaces that would exceed the London Plan standard requirements. Both of these existing apartments would continue to be of dual aspect design with the living/dining room to the rear served by two windows providing a good degree of natural light and outlook.

- 5.13. Taking these factors into account, the application complies with Policy 37 of the Bromley Local Plan.

Flood Risk

- 5.14. The accompanying Flood Risk Assessment provided by Herrington Consulting confirms that the floor level of the proposed apartment is raised 400mm above the existing ground level and that the design of the apartment can incorporate flood resistance and resilience measures into the design as required.
- 5.15. The Flood Risk Assessment confirms that SuDS measures are to be incorporated into the scheme design to minimise the impact the building could have with respect to surface water run-off. It concludes that by incorporating mitigation measures outlined within the assessment that the proposals comply with the terms of the NPPF and Local Planning Policy.

Access

- 5.16. In determining application DC/17/01443/FULL1 the Council was satisfied that the proposal incorporating an additional bedroom would not create unacceptable demand for on street parking and that space was available on street to accommodate any demand.
- 5.17. This application is proposed to be car free but would once again only provide one additional bedroom. There continues to be sufficient capacity on surrounding roads to accommodate any demand for parking if so required, and in light of the minor nature of the application, it is acceptable in relation to vehicular parking as supported by recent planning history.
- 5.18. It is acknowledged that the application would require the provision of two secure cycle spaces and the applicant would accept a condition which ensures that cycle storage is provided on site with there being ample space to the rear of the proposed extension to the building.

5.19. Taking the above factors into account, the application complies with the terms of all relevant planning policy, and it is therefore requested for full planning permission to be granted.