

LONDON BOROUGH OF BROMLEY
TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISION

24/04226/FULL6 **189A Farnaby Road**
Amy Jenner **Bromley**
 BR2 0BA

Description of Development

Demolition of existing detached double garage, existing two storey front projection and existing dormer extensions, and construction of two storey side extension, enlargement and alteration of existing roof including increase in height, enlargement of existing front gable, front porch extension and elevational alterations

Proposal

Planning permission is sought for the following:

- demolition of existing detached double garage, existing two storey front projection and existing dormer extensions
- construction of two storey side extension
- enlargement and alteration of existing roof including increase in height
- enlargement of existing front gable
- front porch extension
- elevational alterations

The proposal seeks to enlarge the overall host dwelling by way of increasing the height of the roof and introducing full first floor accommodation. At present the first floor is served by front and rear dormers which would be replaced by a full first floor. A two storey extension would also be constructed to the side of the property.

The application is accompanied with a "Householder and Other Minor Extensions in Flood Zone 2 & 3" declaration form.

Location and Key Constraints

The application property is located on the southern side of Farnaby Road, to the rear of Nos. 189 - 195, and is host to a detached dwelling. The site lies adjacent to the Shortlands Village Conservation Area. The site falls within Flood Zone 2/3 and is adjacent to the Ravensbourne River.

Comments from Local Residents and Groups

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

Comments from Consultees

Highways - No comments received

Trees - No objections

Environment Agency - No objections subject to suggested informatives

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 in December 2024 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
- D3 Optimising site potential through the design led approach
- D4 Delivering good design

Bromley Local Plan

- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 32 Road Safety
- 37 General Design of Development
- 115 Reducing Flood Risk

Supplementary Planning Guidance

Urban Design Supplementary Planning Document (July 2023)

Planning History

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

- 84/02093/FUL - Single storey side extension and rear dormer extensions detached dwelling - Permission

- 80/02407/OTH - r/o 189 Farnaby Road, Bromley, Kent BR2 0BA- Detached bungalow with double garage revised siting as drawing received on 24th may 1983 - Permission

Considerations

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

- Design
- Neighbouring amenity
- Highways
- Trees
- Flood Risk
- Biodiversity Net Gain

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.

Policy 8 of the Local Plan details that when considering applications for new residential development, including extensions, the Council will normally require for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the building or where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

The Bromley Urban Design Guide SPD states at DG5: Architectural Design that development proposals including extensions should ensure that roof forms relate to the character/form of the building, being proportionate in size and appearing integral to its design. Overly prominent elements which appear detached from, or unrelated to, the existing context are to be avoided, and at DG5(f) it is stated:

"Extensions and alterations to existing dwellings should respond to character (by adopting an appropriate design approach) and appear subservient in scale to avoid uncharacteristically large additions which can significantly change the appearance of a property and have a detrimental impact on character and amenity. Careful consideration should be given to form, fenestration, materials and detailing."

The submitted plans appear to show 1m separation to the boundary (although this has not been annotated), however the proposal involves the in-filling of the existing large gap to the side of the property. The purpose of Policy 8 is to avoid a cramped appearance, unrelated terracing and detrimental impact on neighbouring residential amenity. In view of the unusual backland siting of the property to the rear of 189-195 the proximity of the two storey extension to the boundary would not result in unrelated

terracing or an adverse impact on neighbouring amenity, the proposal would result in the host dwelling having an unacceptably cramped relationship with the flank boundary with the proposal substantially enlarging the host dwelling over and above previous extensions so as to encompass almost the full width of the backland site over two storeys. This lack of separation, combined with the bulk and design of the overall enlargement of the property is considered unacceptable in terms of how the development responds to the particular qualities of the site and its unusual siting. .

The proposed works would significantly alter the appearance of the existing building by removing the existing dormer extension, with the current appearance of a modest bungalow (originally granted in 1980s and subsequently slightly enlarged through the construction of dormer extensions) being replaced by a much larger two storey dwelling. It is considered that the resulting scale, bulk and appearance of the proposed extensions would overwhelm the host dwelling, which would be out of character with the surrounding pattern of development and unsympathetic to the character of the surrounding residential area. The extensions would be disproportionate and lacking in subservience and would be overdominant relative to the host dwelling.

The case officer has assessed the proposal against the above-mentioned policies in terms of its design, with particular regard to the impact on the character and appearance of the host building and the wider area.

On the basis of the above, the proposed extensions would be disproportionate and lacking in subservience, as a consequence of which they would dominate the host dwelling and significantly alter the appearance of the property which would be cramped to the boundary, resulting in a detrimental impact on the visual amenities of the area, appearing incongruous and uncharacteristic of development in the locality.

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.

The application property is sited to the rear of properties Nos. 189-195 Farnaby Road (4 properties granted under ref. 75/3131)) and 162-170 Ravensbourne Avenue which benefit from longer gardens. The proposed extensions would not encroach significantly towards these neighbours, other than the adjoining boundary No. 160 Ravensbourne Avenue, although it is noted that there is an increase proposed to the overall height of the building along with additional windows to the front and rear elevations.

Although the resulting building would be significantly larger than the existing, taking into account the existing arrangement of buildings it is considered that sufficient distance would be retained to the adjoining neighbour and on balance, the proposal is not considered to result in detrimental harm to adjacent neighbours. However, concerns still remain regarding the proposed design as outlined above.

The case officer has assessed the proposal against the above-mentioned policy in terms of the impact on neighbouring residential properties with specific regard to the above-mentioned criteria.

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

/ul 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 clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, and Local Plan should be used as a basis for assessment.

The existing garage would be demolished at the site however a new garage is proposed to the ground floor of the side extension. There is also parking available to the front of the site.

Trees

Policy 73 (Development and Trees) states that proposals for new development will be required to take particular account of existing trees on the site and adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.

There are a number of trees on the site, particularly along the side and rear boundaries. The Council's Tree Officer was consulted as part of the application and no objections have been raised.

Flood Risk

Policy SI 12 of the London Plan requires development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

Policy 115 of the Bromley Local Plan states that to minimise river flooding risk, development in Flood Risk Areas (Environment Agency Flood Zones 2 and 3 and surface water flood risk hotspots) will be required to seek opportunities to deliver a reduction in flood risk compared with the existing situation.

The site is located within Flood Zone 2 / 3 (designated flood zone) and is with 20m of River Ravensbourne. The Agent has provided the householder and other minor extensions in flood Zone 2 and 3 form. The Environment Agency have been consulted given the close proximity to the river however no objections have been raised (subject to a number of informatives).

Biodiversity Net Gain

London Plan Policy G6 states that proposals that create new or improved habitats that result in positive gains for biodiversity should be considered positively. Policy G6 Part D further advises that "Development proposals should manage impacts on biodiversity

and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process."

This application is exempt from BNG being a householder application for works to a dwelling.

Conclusion

Having had regard to the above it is considered that the development in the manner proposed is unacceptable, in that the proposal would fail to respect the scale, siting and form of the host dwelling and that of surrounding development, representing an overdominant development which would undermine the distinctive character of the site and surroundings.

Decision

Application Refused

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