

UPDATE REPORT OF CORPORATE DIRECTOR OF PLACE

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/19/00256	96-98 Bromley High Street, London, E3 3EG	The redevelopment of 96-98 Bromley High Street, comprising the demolition of the existing building (two storey residential building) (use class C3) to construct a four storey residential building containing 4 x two bedroom units, 2 x one bedroom units and 1 x three bedroom unit with associated cycle parking spaces, private amenity space and other associated works.

1.0 SITE VISIT

1.1. A site visit took place at 9am on Thursday 14th November 2019 with Councillors John Pierce and Kevin Brady in attendance.

2.0 FURTHER REPRESENTATIONS

2.1 Further representations from the owner of 1a Priory Street have been received, reiterating their objection to the scheme on grounds of amenity impact and requesting that the proposal's impact on the newly built extension at 1a Priory Street is considered, in particular with regard to daylight, sense of enclosure, outlook and privacy.

3.0 AMENITY IMPACT ON 1A PRIORY STREET

3.1 On 18th January 2019 under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the Council confirmed that it's prior approval is not required for construction of a single storey extension projecting by 6m beyond the rear wall of the semi-detached dwelling at 1a Priory Street. The extension was constructed earlier this year. The extension contains roof lights as well as large floor to ceiling window and glazed door facing the proposed development, some 3.2m from the site boundary

3.2 The owner of 1a Priory Street appointed Right of Light Consulting to calculate the impact of the proposal on the extension, with the following VSC results:

	Existing VSC	Proposed VSC	% Reduction
Left window	25.3%	15.5%	39%
Door	16.9%	11.4%	33%
Right window	23.2%	16.8%	28%

3.3 No VSC results have been provided for the skylights, however given the height of the proposal and distance to the skylights it is unlikely that sky visibility from the skylights would be obstructed significantly. As the proposed development is to the north of the extension, sunlight is not an issue.

3.4 The proposal would result in minor to moderate adverse impact on the daylighting to the extension, with the actual impact likely being minor adverse when the additional daylight from the skylights is considered. The retained VSC values would range from relatively low to moderate for an urban location, depending on the degree of obstruction to

individual windows in the extension; however, considering the close proximity of the extension to the site boundary and the skylights providing additional daylight, the impact of the proposed development on the living conditions of the occupiers of 1a Priory Street is considered to be acceptable.

- 3.5 The proposed building would be located approximately 6m from the rear windows of the extension, broadly equidistant from the site boundary as the windows. The properties are separated by a close boarded timber fence approximately 1.8m high. The proposal would not appear as overbearing or result in undue sense of enclosure when perceived from the rear extension at 1a Priory Street. The obscure glazed oriel windows at 1st and 2nd floor level and the obscured windows and privacy screens at the 3rd floor level would safeguard privacy and limit overlooking.

4.0 CORRECTIONS

- 4.1 In paragraphs 7.35-7.46 the 'Daylight and Sunlight' section of the committee report erroneously labels the properties at 100a, 100b, 102a and 102b Bromley High Street as St Leonard's Street properties. The correct postal address for those properties is Bromley High Street.

5.0 RECOMMENDATION

- 4.1 Officer's recommendation to GRANT planning permission, subject to the recommended planning conditions, as set out in the Committee Report, is unchanged.