

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02557/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 52 Oxhawth Crescent Bromley BR2 8BL

**OS Grid Ref:** E: 543449 N: 167365

**Applicant :** Mr And Mrs Dearnley

**Objections :** NO

**Description of Development:**

Single storey rear extension, rear dormer and front porch

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

- Planning permission is sought for a single storey rear extension, rear dormer extension and a front porch extension.
- The application has been submitted in conjunction with an application for a single storey rear extension at No. 54 Oxhawth Crescent under ref. 11/02558.
- The proposed single storey rear extension will project in depth by 2.7 metres, beyond an existing extension at the site, resulting in a total length of 5.7 metres along the boundary.
- The rear dormer extension will be located entirely within the existing roof area of the host dwellinghouse, measuring 4 metres in width, 1.95 metres in height and 2.55 metres in depth.
- The proposed front porch will square off the existing front elevation, measuring 0.7 metres in depth, 2.65 in width at the widest point, 2.25 metres up to the eaves and 2.9 metres in height to the ridge of the roof.

**Location**

The application site is located on the south-western side of Oxhawth Crescent, and hosts a two storey mid-terrace property.

**Comments from Local Residents**

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

### **Comments from Consultees**

No internal consultations were considered necessary for the current application.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions

### **Planning History**

In terms of relevant planning history, permission was recently refused under ref. 11/01489 for a single storey rear extension, rear dormer and front porch for the following reason:

The proposed single storey rear extension, would by reason of its depth, proximity to the boundary with No.54, and given that the property has already been extended at the rear, be over-dominant and would be seriously detrimental to the amenities enjoyed by the occupants of that property, by reason of loss of prospect and visual impact, contrary to Policies BE1 of the Unitary Development Plan.

The current application has been submitted in order to overcome the refusal ground.

### **Conclusions**

Members may consider that the main issues relating to the application are the effect that the proposal would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The previous application was refused on the basis of the impact that the depth of the rear extension would have upon the outlook from, and lighting to, the ground floor rear window of the adjoining property No. 54. However, No. 54 has submitted an application for a single storey rear extension alongside the current application at No. 52, therefore it can be seen that provided these extensions are built together, this may remove the possible impact of the extension upon No. 54 as they will both be built out to the same depth as a joint extension.

The proposed rear dormer extension will be located entirely within the existing rear roof slope of the host dwellinghouse, will not be visible from the front of the property and as such will not impact upon the character of the streetscene or the host dwellinghouse.

The front porch will square-off the front elevation of the host dwelling, which is not considered to affect the overall appearance of the building, nor impact on the character of the row of terraced properties that the dwelling is located within.

The main issue therefore is the impact that the proposed single storey rear extension will have. As previously discussed, the proposal is to be built in conjunction with the single storey rear extension proposed at No. 54 Oxhath Crescent under ref. 11/02558, as stated on the plans associated with the planning application. On this basis, Members may consider that the issue raised previously with regard to the excessive rearward projection and the subsequent impact upon No. 54 has been addressed. The rearward projection of the proposed extension has been reduced by approximately 1.1 metres, and will be linked with the extension at No. 54.

The rearward projection in relation to the rear elevation of the other adjoining property, No. 50, will be 2.7 metres from the rear elevation of the existing dwellinghouse. This does not however take into account the existing rear extension on site so Members may wish to consider the overall rearward projection of the proposed rear extension and the existing rear appendage.

Members should note that if permission is granted, a condition can be imposed which states that the single storey rear extension at Nos. 52 and 54 should be built as one building operation. However, the impact of the single storey rear extensions must also be considered on a separate basis to ensure whether the impact, if only one is built, is unduly harmful or not.

Having had regard to the above Members may wish to carefully consider the overall impact of the development in the manner proposed in terms of the impact upon the amenities of the residents of neighbouring properties, the resulting depth of the proposed extension when combined with the existing appendage on site, and the overall amount of site coverage.

Members Views are therefore requested in order to ascertain whether the proposed development is acceptable or whether it would result in an overdevelopment of the site by reason of excessive rearward projection.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01489, 11/02557 and 11/02558, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

The proposed single storey rear extension, would by reason of its depth and given that the property has already been extended at the rear, be over-dominant and would be seriously detrimental to the amenities enjoyed by the occupants of neighbouring properties, by reason of loss of prospect and visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

0 D00002 If Members are minded to grant planning permission the Following conditions are suggested:

- 1 ACA01 Commencement of development within 3 yrs
- ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
- ACC04R Reason C04
- 3 ACI13 No windows (2 inserts) flank extensions
- ACI13R I13 reason (1 insert) BE1 and H8
- 4 ACK01 Compliance with submitted plan

**Reason:** In order to protect the visual and residential amenities of the adjoining properties and to comply with Policies BE1 and H8 of the Unitary Development Plan.

5 The single storey rear extensions hereby permitted at Nos. 52 and 54 Oxhathw Crescent shall be fully completed within 6 months of each other unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to protect the visual amenity and prospect of the residents of each property and to comply with Policies BE1 and H8 of the Unitary Development Plan.

#### **Reasons for granting permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed single storey rear extension, would by reason of its depth and given that the property has already been extended at the rear, be over-dominant and would be seriously detrimental to the amenities enjoyed by the occupants of neighbouring properties, by reason of loss of prospect and

visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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