

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02753/FULL6

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

**Address :** 25 Keston Gardens Keston BR2 6BL

**OS Grid Ref:** E: 541430 N: 164575

**Applicant :** Mr And Mrs Hillman

**Objections :** YES

**Description of Development:**

Single storey front extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London Distributor Roads

**Proposal**

- Single storey front extension
- 1.575m project forward of the existing garage with additional bay window
- 4.4m (approx.) width
- Flat roof with hipped sides approx 3.7m in height

**Location**

- The application site comprises a two storey detached dwelling with a single storey projecting garage and front porch.
- The site is located on the eastern side of Keston Gardens.
- The road is fronted by similar properties, predominantly built to a staggered building line along the road.
- The houses are characterised by alternating front-gable and gabled-end roofs.
- No. 25 is a gable-end property with a flat roofed garage.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- no other properties in street have extended beyond guidelines

- property is on higher ground therefore proposal will be intrusive and block out light, sun and heat to front and side windows
- will prejudice quiet enjoyment of property
- no other extensions blocking out side windows
- no requisite 1000mm side passage
- closer than minimum required side space
- over-developed and out of character
- change nature of the layout and appearance of Keston Gardens and create a precedence
- intrusion on outlook
- security and house lights will shine into house.

The applicant has responded to the representations, the response can be summarised as follows:

- unclear what 'guidelines' are referred to
- no recognised building line in Keston Gardens and all houses are set back from the street in a staggered formation
- the proposed extension will still be behind the 'building line' of the adjacent property
- permitted development right to convert the garage to a habitable room is not relevant
- not a designated conservation area
- a number of other properties have been extended top both front and rear
- impossible for single storey extension to block out any light to first floor bedroom windows
- no impact on ground floor windows of the neighbouring property
- no ground floor side windows that would be impacted
- no impact on side space as extension is to front
- issues of party wall, property deeds and property values are not material planning considerations
- no limit to the number of occupiers to the household provided they all form one household

### **Comments from Consultees**

The Council's Highways Development Engineers have raised no objections to the proposal.

### **Planning Considerations**

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

- BE1 Design of New Development
- H8 Residential Extensions
- T18 Road Safety

## **Planning History**

A single storey rear extension was granted permission in 1971 in order to extend the dining room.

Under ref. 08/00766, an application was submitted for a part one/two storey front and rear extensions, however this was subsequently withdrawn.

Under ref. 09/00966, a part two storey/part first floor front extension was refused and later dismissed at Appeal.

Under ref. 09/03185, an application for a part one/two storey rear extension was submitted but was subsequently withdrawn.

Under ref.10/01847, a certificate of lawful development was granted for a single storey rear extension and conversion of garage to habitable room.

Under ref. 10/01849, an application was submitted for a lawful development certificate for a two storey rear extension and conversion of garage to habitable room. However, this was later withdrawn.

There is currently a planning application under consideration for a single storey rear extension, under ref.11/02777.

## **Conclusions**

The main issues relating to the application are the effect that it 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 09/00966 proposal was for a two storey front extension, about 1.2m deeper than the existing garage projection with a width over half that of the front elevation. In the Appeal the Inspector raised concerns over the size, scale and bulk of the extension which they felt would appear as a “disproportionate addition to the front of the existing property, out of scale and character with the neighbouring properties”.

In the current proposal, the extension would be single storey, about 1.6m deeper than the existing garage projection and just over half the width of the front elevation. Although the forward projection of the extension would be greater than that of the refused scheme, a forward projecting garage is already a feature of the house and, given that it is only single storey, it is considered that the overall scale and bulk of the existing dwelling would not be significantly increased by the addition. Furthermore, Members may agree that views of No.24 (to the north of the site) from the top of the road would not be significantly impacted by the single storey extension.

The application site is a gable-end property with a flat roofed garage. With regard to the form of construction of the single storey front extension, a part flat/part

hipped roof with a front gable is proposed. On balance, the resulting effect on the visual amenities of the street scene is not considered unduly harmful.

The proposal would project forward of the existing garage and, given the staggered building lines of the properties, would finish approximately level with the front of the garage at No.24 Keston Gardens. There are no ground floor flank windows at No.24 adjacent to the site of the proposed single storey extension. Although the application site is on a higher ground level than No.24 and the extension would therefore appear higher than the garage at this neighbouring site, Members may agree that no significant loss of views, outlook, or an enclosing effect at No.24 would occur as no windows would be directly affected by this single storey extension. The impact on the amenities of the occupiers of neighbouring buildings may therefore be considered acceptable.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/00966 and 11/02753, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |
| 3 | ACK01  | Compliance with submitted plan           |

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the appearance of the building and the residential amenities of the area.

### **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    |

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

- (a) the appearance of the development in the street scene
- (b) the relationship of development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

(e) the light and outlook of occupiers of adjacent and nearby properties and having regard to all other matters raised including neighbours concerns.

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